

City of North Miami Beach Comprehensive Plan



As Adopted by City Council

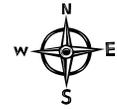
Updated to Ordinance No. 2015-13, adopted October 20, 2015

Ordinances Updating
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1. Ordinance No. 1998-7	May 19, 1992
2. Ordinance No. 1993-1	January 19, 1993
3. Ordinance No. 1993-14	December 21, 1993
4. Ordinance No. 1994-11	May 17, 1994
5. Ordinance No. 1994-15	June 21, 1994
6. Ordinance No. 1994-35	October 18, 1994
7. Ordinance No. 1995-5	April 18, 1995
8. Ordinance No. 1995-7	August 15, 1995
9. Ordinance No. 1995-19	December 5, 1995
10. Ordinance No. 1998-4	April 21, 1998
11. Ordinance No. 1999-7	October 19, 1999
12. Ordinance No. 2000-2	March 7, 2000
13. Ordinance No. 2002-4	September 13, 2002
14. Ordinance No. 2002-6	September 13, 2002
15. Ordinance No. 2002-8	September 13, 2002
16. Ordinance No. 2002-10	September 13, 2002
17. Ordinance No. 2002-12	September 13, 2002
18. Ordinance No. 2002-14	September 13, 2002
19. Ordinance No. 2002-16	September 13, 2002
20. Ordinance No. 2002-17	September 13, 2002
21. Ordinance No. 2003-2	April 15, 2003
22. Ordinance No. 2003-3	April 15, 2003
23. Ordinance No. 2004-1	February 3, 2004
24. Ordinance No. 2005-18	November 22, 2005
25. Ordinance No. 2006-14	October 3, 2006
26. Ordinance No. 2010-10	April 26, 2011
27. Ordinance No. 2013-13	November 5, 2013
28. Ordinance No. 2015-4	June 16, 2015
29. Ordinance No. 2015-3	March 17, 2015
30. Ordinance No. 2015-13	October 20, 2015

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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

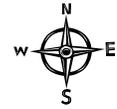
Continue to implement traffic control strategies to minimize through-traffic on residential streets.

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.



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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

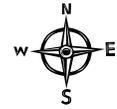
Development, development orders, and permits issued by the City must be specifically conditioned on the availability of facilities and services necessary to serve the proposed development.

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.

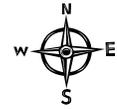
Policy 1.2.6

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



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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.

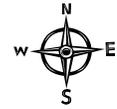
Policy 1.2.14

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



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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.

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 1.3

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

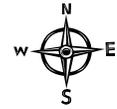
Continue to cooperate with adjacent municipalities in jointly reviewing any new development or redevelopment occurring on the Biscayne Boulevard corridor.

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



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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

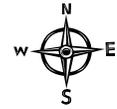
Ensure reasonable protection of natural resources and environmentally sensitive land as new development occurs. Measures: Percent of development implemented in accordance with the Oleta River Zoning Overlay District (objective – 100%), success in acquiring environmentally sensitive land (objective – 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

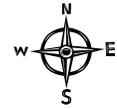
The City will coordinate with the South Florida Regional Planning Council (SFRPC) in order to evaluate the effect that development and redevelopment in accordance with the densities and intensities allowed under Policy 1.8.1, as adopted in September, 2006, may have on hurricane evacuation clearance times 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

Amend the Land Development Regulations in accordance with the Mixed Use Future Land Use Designation and create unique zoning regulations for each mixed-use district for the purpose of encouraging and achieving the vision established for each mixed-use district.

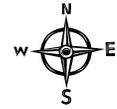
Policy 1.6.2

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. 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. 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



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- 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 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

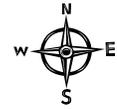
Create mixed-use land use categories including a MU/Town Center; MU/Employment Center, MU/Neighborhood Center; MU/Corridor and MU/Waterfront to facilitate and encourage the creation of beautiful, safe and livable places in the downtown and along major corridors including West Dixie Highway, Hanford Boulevard,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



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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.

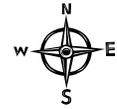
Policy 1.6.8

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



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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 1.7

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.

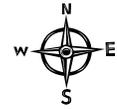
Policy 1.7.3

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.



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- 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.

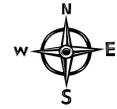
Objective 1.8

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 within the 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 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



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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

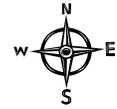
The following land use densities, intensities and approaches shall be incorporated in the Land Development Code. Building height is defined as the vertical distance above the centerline of the adjacent fronting road to the highest point of the building, except that in a Special Flood Hazard Area (SFHA) 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



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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.

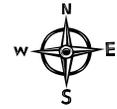
Public and Quasi Public: This is a full range of public schools, private schools, churches, public utility installations, hospitals, etc., at an intensity whereby the maximum Impervious Surface Area is seventy five percent (75%) and the maximum Building Height is three (3) stories and maximum building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



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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.

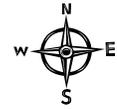
The 159th Street South MU/EC, Mixed-Use Employment Center. This area is 41.6 acres generally located south of 159th Street, west of Biscayne, and east and west of Dixie Highway. The maximum allowable residential development is 2,300 units and 2.5 million square feet of nonresidential development. The 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



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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.

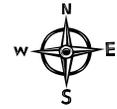
Eastern MU/WF, Mixed-Use Waterfront:

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.

Water:

This category includes those areas consisting of open water lakes and canals. The areas that are designated Water on the Future Land Use Map reflect natural and man-made bodies within the City. These areas provide numerous benefits to the City of North Miami Beach and are an important component of the City's multi-modal transportation network, stormwater drainage infrastructure, and natural and built environments. The use of these areas shall be limited to recreational and commercial boating facilities and uses (including water taxis and ferries), the provision of open space and urban relief; recreation, waterways, wetlands, flood control, stormwater drainage and storage, and natural resource protection and enhancement, and comply with the requirements of Chapter 24, "Environmental Protection..." of the Miami-Dade County Code of Ordinances. Development in or above areas designated "Water" that will diminish these functions will be prohibited, and development and redevelopment adjacent to these areas shall include provisions to enhance these functions where appropriate.

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,

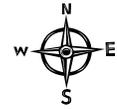


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and recreation/open space uses. The maximum height and density in the Mixed-Use land use designation is eighteen (18) stories and maximum building height of two hundred ten (210) feet (including each parking level under a building as a story) and thirty-two (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"):



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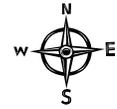
(a) There shall be created a fifty (50) foot wide landscaped buffer within the proposed mixed-use project property (“Mixed Use Property”) along the property line, between the Mixed Use Property and the Adjacent Lower Density Property. The landscaped buffer shall not contain any structures, driveways, 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:



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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:

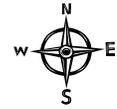
In the RM-32, B-2 and B-3 Zoning Districts, the intensity of the development shall be determined by the maximum impervious surface area of eighty (80) percent, the maximum building height of fifteen (15) stories and maximum building height of one-hundred and fifty (150) feet and the maximum density of 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.

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.



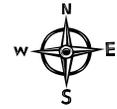
Policy 1.8.5

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.

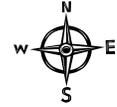
Specific issues to be addressed at this preapplication meeting will include but are not limited to:

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.



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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.

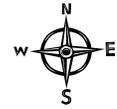
Policy 1.8.8

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") there shall be a Transitional Area adjacent to 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 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.



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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 desired 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):

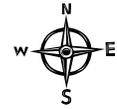
1. Integration of the public realm through open space or urban public plazas and/or recreational areas.
2. Promote connectivity of open spaces, pedestrian and other non-motorized networks and landscaped streetscapes.
3. Require accessibility and connectivity for the general public to waterfronts.

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,



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(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).

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.

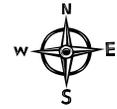
Measures: By June 2015, develop neighborhood plans with input from all departments for all neighborhoods.

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



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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.

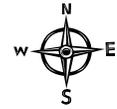
Objective 1.11

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



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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.

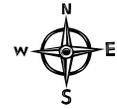
Policy 1.11.6

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



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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.

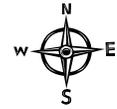
Policy 1.12.2

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



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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



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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.

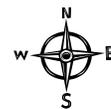
Policy 1.13.3

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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II. Transportation Element

Goals, Objectives, and Policies

Goal 1

To maintain a financially feasible, multimodal, urban transportation system that meets the mobility needs of the residents in a safe, convenient and efficient manner and that operates in harmony with the existing and future land use pattern and the environment.

Objective 1.1 Level of Service (LOS)

The City will ensure that the impact on the traffic circulation system from new development and redevelopment occurring within the City is minimized through the implementation of the Smart Growth North Miami Beach Vision, transportation concurrency, the capital improvement program, and programs that reduce automobile demand and support alternative modes of transportation to the automobile.

Policy 1.1.1

Consistent with the Capital Improvements Element and Transportation Element of the Miami-Dade Comprehensive Development Master Plan (CDMP), as amended, the City designates the area within its corporate boundaries east of I-95 as the Urban Infill Area (UIA) and transportation concurrency exception area. The City has amended its Future Land Use Map to reflect these boundaries and has added a consistency policy to its Future Land Use Element.

Policy 1.1.1

Consistent with the Capital Improvements Element and Transportation Element of the Miami-Dade Comprehensive Development Master Plan (CDMP), as amended, the City designates the area within its corporate boundaries east of I-95 as the Urban Infill Area (UIA) and transportation concurrency exception area. The City has amended its Future Land Use Map to reflect these boundaries and has added a consistency policy to its Future Land Use Element.

Policy 1.1.2

The City hereby adopts traffic circulation level of service standards based on peak period conditions consistent with those standards established in the Miami-Dade CDMP for arterials and collectors. Peak period means the average of the two highest consecutive hours of traffic volume during a weekday.



1. *Florida Intrastate Highway System (FIHS)* – Limited access State highways shall operate at LOS D or better. Where exclusive through lanes exist, such as high occupancy vehicle (HOV) lanes, roadways may operate at LOS E.
2. *Arterials and Collectors* – Within the UIA:
 - (a) Where no public mass transit service exists, roadways shall operate at or above LOS E;
 - (b) Where mass transit service having headways of 20 minutes or less is provided within $\frac{1}{2}$ mile distance, roadways shall operate at no greater than 120 percent of their capacity;
 - (c) Roadways parallel to and within $\frac{1}{2}$ mile distance of I-95/Tri-Rail, US 1, or any other corridors where extraordinary transit service such as commuter rail or express bus service exists, shall operate at no greater than 150 percent of their capacity.
3. *Local Roads* – Within the City limits, local roads shall operate at LOS D.

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/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 $\frac{1}{4}$ 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
- b. 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.
 - i. Incorporate secure bicycle storage.
 - ii. 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.

- iii. Enhance existing pedestrian and bicycle ways with shade cover.
- iv. 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.
- v. 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.
- vi. Provide a transit discount program to all residents or employees, as applicable.
- vii. Provide for flexible work hours or telecommuting with a commensurate reduction in the number of on-site parking spaces consistent with Policy 1.2.7.
- viii. Innovative alternatives the City deems equally effective

Policy 1.1.4

Traffic impact shall be limited to the collector or arterial roadway(s) serving the local road(s) providing access to the project site, or to the collector or arterial road providing direct access to the project site.

Policy 1.1.5

Project traffic shall be based on the application of ITE trip rates (Trip Generation Manual, 6th Edition or subsequent editions). Alternatively, project traffic may be based upon trip rates developed from existing facilities of the same type as proposed, following established traffic engineering procedures as approved by FDOT, the County and the City.

Policy 1.1.6

Roadway capacity shall be calculated as specified in the most current version of the Florida DOT “Level of Service Standards and Guidelines Manual for Planning”. The City may allow roadway capacity to be measured using the Miami-Dade County Concurrency Information Center and Miami-Dade County Administrative Order #4-85 (July 1989) or other traffic engineering analysis such as ART-PLAN or speed-delay studies which are technically sound and acceptable.



Policy 1.1.7

Availability of Roadway Capacity shall be determined by the sum of:

1. The total design capacity of existing roadway facilities operating at the required level of service; and
2. The total design capacity of any new facilities that will become available concurrent with the impact of the development. The capacity of new facilities may be counted only if one or more of the following is shown:
 - (a) At the time a development order or permit is issued, the necessary improvements to provide the adopted LOS are in place or under construction;
 - (b) The necessary improvements to provide the adopted LOS are the subject of a binding executed contract for the construction of those facilities;
 - (c) The necessary improvements to meet the adopted LOS have been included in the first three years of the adopted City, County or State five-year schedule of transportation improvements, and the applicable government entity makes a determination that a binding contract for the implementation of said improvements will be executed no later than the final day of the third fiscal year of the original schedule;
 - (d) The necessary facilities and services for the adopted LOS are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380 Florida Statutes; provided that road improvements required by a Development of Regional Impact (DRI) development order shall not be considered for concurrency determination for property outside the DRI boundaries unless conditions (a), (b) or (c) above apply.

Policy 1.1.8

The concurrency management system shall allow a development order or permit to be issued when a roadway exceeds its adopted level of service standard only if one of the conditions outlined in Policy 1.1.7(a)-(d) is met, an exemption from transportation concurrency is authorized by Policy 1.1.3, or the impact constitutes a de minimis impact that would not affect more than 1 percent of the maximum volume at the adopted LOS of the affected transportation facility as determined by the City. No impact will be de minimis if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted LOS of the affected transportation facility; provided however, than an impact of a single-family home on an existing lot will constitute a de minimis impact on all roadways, regardless of the level of deficiency of the roadway. Further, no impact will be de minimis if it would exceed the adopted LOS standard of any



affected designated hurricane evacuation route. The City shall annually, with its updated CIE, provide a summary of the de minimis records.

Policy 1.1.9

Transportation projects necessary to maintain the established level-of-service on local roads will be programmed in the North Miami Beach Capital Improvements Plan (CIP) and implemented as funding becomes available.

Policy 1.1.10

To facilitate local traffic in utilizing alternate routes other than I-95 (FIHS), North Miami Beach will continue to support the provision of premium transit service along the Biscayne Boulevard/U.S. 1 corridor, and the implementation of other congestion management activities, particularly on north-south arterials.

Objective 1.2 Safety and Efficiency

The City will coordinate and cooperate with other government agencies to provide for a multimodal transportation system that is safe and efficient.

Policy 1.2.1

The City shall continue to plan and provide for the timely evacuation of the Coastal High Hazard areas during hurricanes. Timely evacuation means a clearance time for the City's major evacuation routes as established by the South Florida Regional Planning Council.

Policy 1.2.2

The designated evacuation route is west on SR 826 and north on I-95. This route will be maintained by FDOT to ensure safe and efficient emergency evacuation.

Policy 1.2.3

Post disaster actions regarding roadway facilities shall be consistent with criteria as set forth in Coastal Management Element Policy 2.2.11

Policy 1.2.4

The City will work with FDOT and Miami-Dade County on Transportation System Management (TSM) strategies to reduce the number of crashes on North Miami Beach Boulevard (SR 826), and other roadways and intersections with high crash incidence.



Policy 1.2.5

The City will coordinate with Miami-Dade County and FDOT regarding Congestion Management System (CMS) activities and support safety recommendations derived from the CMS program.

Policy 1.2.6

The City will continue to use the development plan review process to control roadway access points, on-site traffic flow and parking. The City will coordinate reviews with FDOT District VI and/or Miami-Dade County, as required.

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 1.2.9

The City will support the implementation of Transportation System Management (TSM) and Transportation Demand Management (TDM) strategies that might be recommended in order to mitigate transportation impacts associated with a development or redevelopment project, or as the result of a traffic study.

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 non-residential 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.

Objective 1.3 *Right-of-Way Protection*

North Miami Beach shall continue to protect existing and future street rights-of-way from encroachment by new development and redevelopment.

Policy 1.3.1

The City will use the development review process to protect the existing and proposed street rights-of-way through dedication and setback requirements.

Objective 1.4 *Transit*

The City will coordinate with the County and private transit providers to ensure the availability of adequate service to meet the needs of the City's residents, including the transportation disadvantaged.

Policy 1.4.1

The City will coordinate with the Miami-Dade Metropolitan Planning Organization (MPO) on an ongoing basis to provide recommendations and support for transit enhancements in North Miami Beach.

Policy 1.4.2

The City will continue to support the operation of the circulator bus service and will evaluate its effectiveness on an ongoing basis.



Policy 1.4.3

The City will continue to promote and market its circulator bus service through the appropriate mechanisms.

Policy 1.4.4

The City will continue to monitor the circulator bus system, and modify the route alignments as necessary to respond to the needs of the riders and to coordinate with MDTA and private transportation providers such as hospitals and the jitney services.

Policy 1.4.5

The City will continue to pursue grant funding to pay for capital and/or operating costs associated with the City circulator bus service.

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 1.4.7

The City will continually seek to fund and implement demonstration projects to implement long-term strategies for its circulator bus service.

Policy 1.4.8

The City will support and participate with Miami-Dade County in the implementation of transit enhancements in the S.R. 826 Corridor, including: providing maps and schedules at bus stops; providing passenger amenities for bus stops and shelters and adding bus stops and bus pull-out bays.

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 NMBB 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 1.4.10

The City will continue to support the efforts of Miami-Dade County to achieve its adopted mass transit level of service standard. The City will provide relevant data such as revised population and work force estimates as they are produced and will notify the County of development approvals for new or expanded traffic attractors or generators.

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 1.4.12

The City shall pursue with Miami-Dade County and the MPO, the designation of NMBB as a Transit-Oriented Corridor with associated premium transit service and implementation of county transit impact fees in lieu of road impact fees for improvements and enhancements along the corridor, including the sheltering of bus stops. This designation is supported by the fact that North Miami Beach ranks second in the county for highest concentration of transit service, with a transit center planned along NMBB, and by its role in directly connecting the Golden Glades Intermodal Center to the Biscayne Boulevard premium transit corridor. Future transit possibilities such as future FEC commuter rail service, and future waterway commuter service to NMBB in the vicinity of NMBB and US-1 are additional support for such a designation.

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 1.4.14

The City supports the establishment of water-based transit with service to the City and will coordinate with neighboring coastal municipalities, Miami-Dade County, and FDOT to establish water-based transit service.

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.

Objective 1.5 Pedestrian / Bicycle System

The City will continue to develop methods of providing a safer, more convenient, non-motorized circulation system.

Policy 1.5.1

The City will continue to identify capital needs to support pedestrian and bicycle facility safety, convenience and connectivity completion improvements, and maintain a capital improvement program to fully implement these improvements. The City will utilize the ongoing sidewalk and bikeway improvement program to provide for safe pedestrian and bicycle travel on and off the roadways, and will consider enacting a local impact fee for development that is exempt from transportation concurrency, in order to help fund capital improvements within and around the Fulford City Center to support pedestrian and bicycle infrastructure improvements.

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 1.6.1

Improvements to major roads and intersections shall, to the extent possible, be located and designed in a manner that will not adversely affect existing neighborhoods nor produce excessive traffic on local roads through residential areas.

Policy 1.6.2

The City will use signage, enforcement and other traffic calming techniques to minimize the impact of regional “bypass” traffic on local streets.

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.

Policy 1.6.6

The City shall continue to maintain and enforce a concurrency management system to ensure that development orders and permits are not issued unless transportation facilities are available to serve development, consistent with Objective 1.1.

Policy 1.6.7

The City will include transit considerations in implementing Housing Policy 1.1.1.

Objective 1.7 Intergovernmental Coordination

The City will have a system which ensures that all transportation requirements, procedures and improvements are coordinated with all applicable government entities responsible for transportation activities.

Policy 1.7.1

The City will coordinate with the Miami-Dade County MPO in its transportation planning activities. This coordination effort will include participation in the MPO Technical Coordinating Committee (TCC).

Policy 1.7.2

The City will participate in all corridor studies impacting North Miami Beach initiated or undertaken by FDOT and/or Miami-Dade County.



Policy 1.7.3

The City will promote the Miami-Dade County public transit system by participating in corridor studies and supporting the enhancement of bus stop amenities including shelters, signs, benches, schedules and bus pull out bays within North Miami Beach.

Policy 1.7.4

The City will continue the North Miami Beach circulator system and annually evaluate the potential of its continued operation for serving City residents.

Policy 1.7.5

The City will support public transit by coordinating with Miami-Dade County for the placement and operation of multi-modal transit facilities consistent with Policy 1.6.5.

Policy 1.7.6

The City will continue to coordinate with Miami-Dade County in the development of the North Dade Greenways Network Master Plan to ensure connectivity with the City's existing Greenways Corridor.

Policy 1.7.7

The City will coordinate with the Florida Department of Transportation (FDOT) Five-Year Work Program through annual reviews in order to ensure consistency between FDOT's Work Program and the City's comprehensive and transportation planning.

Policy 1.7.8

The City will coordinate with Miami-Dade County and adjacent municipalities to address land use compatibility for transit corridors through active participation on the Miami-Dade Planners Technical Committee.

Objective 1.8 MONITORING

The City shall evaluate the effectiveness of its mobility program and the strategies set forth herein and propose amendments to adjust its program and strategies to correct any identified deficiencies.

Policy 1.8.1



The evaluation should include modal split, transit ridership within the City, traffic counts from new development project driveways, results of a new resident & employee survey, and progress completing identified capital improvements.

Policy 1.8.2

The evaluation should occur at the earlier of one year after the completion of either 500 new d.u., or 50,000 s.f. of nonresidential development that was subject to an exception from transportation concurrency.



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III. Housing Element

Goals, Objectives, and Policies

Goal 1

To assure the availability of adequate, safe, and affordable housing for all residents of North Miami Beach.

Objective 1.1

Assist the private sector in providing a diversity of housing types, including "in-fill" housing and redevelopment as appropriate, in order to achieve new owner-occupied and rental single family units and multi-family units. In-fill housing is new housing on scattered vacant lots in neighborhoods which are largely developed. Redevelopment means new units in existing residential areas. Measures: Number of new housing units provided and resulting percentage of households in each income group.

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 1.1.2

Continue using the established Technical Review Board (TRB) process for reviewing development applications in order to minimize delay and assure quality control.

Objective 1.2

Continue to utilize the appropriate mechanisms to address all housing issues, including redevelopment, rehabilitation, the quality of housing, housing affordability, and increasing home ownership City-wide.

Policy 1.2.1

The City shall continue to utilize the appropriate mechanisms for housing policy development as well as coordination and implementation of the housing policies contained in this plan.



Objective 1.3

The City shall seek to correct or eliminate all substandard housing units in its boundaries.

Policy 1.3.1

Enforce the City Property Standards Ordinance to achieve correction of substandard housing.

Policy 1.3.2

Continue to apply to Miami-Dade County or directly to the state for Community Development Block Grant funds for housing rehabilitation loans and rental subsidies. Continue code enforcement officer referrals to County HUD.

Policy 1.3.2

Continue to apply to Miami-Dade County or directly to the State for Community Development Block Grant (CDBG), HOME, or State Housing Initiatives Partnership (SHIP) funds for housing rehabilitation loans and rental subsidies. Continue code enforcement officer referrals to the appropriate County agencies.

Policy 1.3.3

Work with the residents of each neighborhood to achieve stabilization and revitalization of the City's residential areas through the implementation of programs and capital improvements specifically aimed at improving the quality of those areas.

Policy 1.3.4

By 1998, investigate the potential for a time of sale inspection program and consider adoption of an ordinance implementing such a program.

Policy 1.3.4

Continue to implement inspection and code enforcement programs to ensure housing quality and safety.

Policy 1.3.5

Retain the Residential Rental Permit Program.

Policy 1.3.6

Continue to seek and obtain grants such as Community Development Block Grants to upgrade existing very low and low income housing.



Policy 1.3.7

Continue to enforce the minimum housing standards for multi-family rental units.

Policy 1.3.8

Continue to enforce minimum housing standards, pursuant to the City's Minimum Housing Standard Ordinance.

Policy 1.3.9

Continue to demolish dilapidated structures which are not suitable for rehabilitation. Structures which pose a threat to the health, safety and welfare of the community are considered dilapidated.

Objective 1.4

The City shall promote the provision of a full range of housing types to meet the existing and future needs of all residents, including very low, low, moderate, middle income, and special needs households in proportions reflective of demand.

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.

Policy 1.4.2

In order to ensure that the potential for significant loss of life and hurricane damage does not increase, no additional or replacement mobile homes shall be permitted in the Coastal High Hazard Area, as defined in the Coastal Management Element. Mobile homes meeting the State of Florida criteria for manufactured housing are exempt. All FEMA requirements must be met.

Policy 1.4.3

The City will continue to seek partnerships with private and/or non-profit housing corporations to promote homeownership and housing opportunities

Policy 1.4.4

Continue to conduct workshops using building officials and code compliance officers to educate homeowners regarding code



requirements, home improvements, construction guidelines, repair programs, weatherization, hurricane protection, and maintenance tips.

Policy 1.4.5

The City shall seek to reduce the number of overcrowded units through the support and/or implementation of housing improvement, assistance, and code enforcement programs.

Policy 1.4.6

By December 2015, the City shall adopt minimum requirements in its land development regulations to require new residential development and redevelopment to incorporate energy saving design and construction features, such as adequate insulation, solar power, less heat-absorbent roofing materials, and increased tree canopies, into design, construction and site development plans. 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 1.4.7

By December 2015, the City shall adopt minimum requirements in its land development regulations to require the use of renewable building materials in the construction of new or redevelopment of existing housing. 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 1.4.8

By December 2015, the City shall develop a green building certification program, with associated regulations, incentives and standards.

Objective 1.5

The City shall provide for the location of group homes in accordance with State requirements.

Policy 1.5.1

Continue to permit ACLFs, group homes and foster care facilities through zoning policy and particularly encourage them in the residential area to the east of City Hall due to the availability of infrastructure, public transportation, and health facilities.



Policy 1.5.2

The City will continue to avoid regulatory barriers which unduly discourage new ACLFs in the community.

Objective 1.6

Operate sensitive relocation and historic preservation programs with no demolition of any of the Historically Significant Buildings identified in the City's Comprehensive Plan without City Council approval.

Policy 1.6.1

If public acquisition requiring residential demolition or relocation occurs, the City shall continue to assure that reasonably located, standard affordable housing is made available with minimum disruption and cost to those affected.

Policy 1.6.2

The City's Planner shall continue to perform the historic preservation monitoring activities by formalizing a referral program of building/demolition permit applications that impact historic properties.

Note

Objectives and Policies not applicable:

Farmworker housing: the closest sizable farms are located over 25 miles to the southwest of the City; therefore this issue is not applicable.



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IV. Infrastructure Element

Goals, Objectives, and Policies

Goal 1

To provide and maintain the public infrastructure in a manner that will insure public health, safety and quality of life.

Objective 1.1

Continue to provide new or improved sewer collection, drainage and/or potable water systems in accordance with the Capital Improvements Schedule, as it is annually updated.

Policy 1.1.1

The City shall ensure provision of sanitary sewer service in accordance with its adopted Level of Service standard.

Policy 1.1.2

The City shall continue its drainage improvement program and continue the supporting catch basin cleaning program so that adequate street drainage can be achieved and maintained.

Policy 1.1.3

Continue to assure adequate water pressure through the implementation of necessary improvements.

Policy 1.1.4

The City shall ensure the availability of potable water in accordance with its adopted Level of Service standard.

Policy 1.1.5

The City shall continue its efforts to divert recyclables from the solid waste stream (in coordination with County officials) in order to help achieve the State recycling goal of 30 percent reduction. Although the City's solid waste "needs" will not increase, the County is responsible for transfer and disposal expansion as noted in Analysis.

Objective 1.2

The City shall provide an adequate level of service during the planning period; see policies for measurable standards.

Policy 1.2.1

Sanitary sewer: The sanitary sewer collection system within the City shall accommodate an average daily flow of at least 85 gallons per person per day. The County treatment and disposal system shall operate with a design capacity of 2 percent above the daily flow of the preceding year. Otherwise, septic tanks shall be the level of service.

Policy 1.2.2

Solid waste: The City's trucks and the County disposal system shall accommodate 5.5 pounds per capita per day.

Policy 1.2.3

Drainage: The City's storm drainage facilities shall accommodate runoff from a one-day storm that statistically occurs once in ten years.

Policy 1.2.4

Potable Water: the City's water system shall provide 144 gallons per capita per day at a pressure of 40 pounds per square inch.

Policy 1.2.5

Development orders which substantially increase the demand on the infrastructure of the City shall not be issued unless and until the City determines that either the level of service for sewer, solid waste, potable water, drainage, recreation, and transportation facilities can and will be maintained at or above the City's adopted standards subsequent to the development, or that such additional infrastructure needed to maintain the adopted level of service will be in place in accordance with the following:

- For sewer, solid waste, drainage, and potable water facilities, the facilities must be in place no later than the issuance of the certificate of occupancy.
- For parks and recreation facilities, the facilities must be in place no later than one year after the issuance of the certificate of occupancy.
- For transportation facilities, the facility must be in place or under actual construction no later than three years after issuance of a certificate of occupancy.

Policy 1.2.6

The City shall maintain procedures and programs to monitor levels of service of each water supply, water treatment and wastewater treatment facility for use by agencies that issue development orders or permits and private applicants. Such procedures may include the establishment of water and wastewater allocation processes to assure that adequate water supply, and water and wastewater transmission and treatment capacity is available prior to issuance of development orders or permits.

Policy 1.2.7

The City shall consult with the City's Public Services Department prior to the approval of a building permit to determine whether adequate water supplies to serve new development will be available no later than the anticipated date of issuance of the Certificate Of Occupancy.

Objective 1.3

Maintain and expand water conservation, water reuse, and alternative water supply programs.

Policy 1.3.1

Utilize the City's Water Conservation Program Plan dated August 2014, based on the SFWMD requirements and in support of the goals and objectives of the Lower East Coast Water Supply Plan to assist in guiding water resource management.

Policy 1.3.2

Continue to use Florida friendly landscaping in City street medians where appropriate and encourage its use on privately owned land.

Policy 1.3.3

The City shall promote the use of ultra-low-flow plumbing fixtures through its Showerhead Exchange Program and requires and enforces the guidelines established by the Florida Building Code, Plumbing.

Policy 1.3.4

Continue to use a water and sewer billing rate structure that encourages conservation.

Policy 1.3.5

Continue to require the installation of rain sensors to override irrigation

Policy 1.3.6

The City's Water Conservation Program Plan will also conform to anticipated amendments to Florida Statute 62-40.412-Water Resource Implementation Rule: Water Conservation and support the goals and objectives of the Lower East Coast Water Supply Plan.

Policy 1.3.7

The City shall continue to use automated Hydro Flushers to improve and maintain water quality systems.

Policy 1.3.8

The City shall continue to support and implement its own version of Miami-Dade County's ordinance that prohibits landscape irrigation during periods of high evaporation and operation of irrigation systems in wasteful manners.

Policy 1.3.9

The City shall continue to implement Ordinance 81-22 during water shortage events declared by SFWMD or during other emergency situations resulting in water shortages.

Policy 1.3.10

The City shall continue to implement and evaluate the expansion of its water conservation public education, educational water related events, outreach and demonstration projects.

Policy 1.3.11

The City shall continue to utilize the three 10,000 gallon storage tanks installed at its Operation Center for on-site and Citywide irrigation purposes.

Policy 1.3.12

The City shall continue the evaluation of water reuse by identifying the most feasible source of reclaimed water (a potential City owned wastewater plant versus effluent acquired from others).

Policy 1.3.13

The City shall continue to implement the requirements of Water Use Permit "RE-ISSUE 13-00060-W" issued on August 9, 2007 by SFWMD and as described in the City's 10-Year Water Supply Facilities Work Plan to further increase its utilization of raw water as an Alternative Supply.

Policy 1.3.14

The City shall continue to cooperate with the SFWMD in monitoring of groundwater supply conditions and consumptive use review.

Objective 1.4

Protect the City's natural drainage and recharge areas by retaining all existing lakes and prohibiting any new development with 100 percent impervious coverage.**

Policy 1.4.1

Through land development code techniques, protect the existing lakes and assure adequate pervious areas in conjunction with new development.

Policy 1.4.2

Drainage from new stormwater management systems shall meet the water quality standards provided in Florida Administrative Code Chapter 17-25. Existing stormwater drainage facilities shall meet the same standards to the extent possible.

Policy 1.4.3

Comply with all requirements and deadlines contained within the National Pollutant Discharge Elimination System (NPDES) Permit under which the City operates its stormwater system.

Objective 1.5

Maximize use of existing sewer and water lines by extending such lines to vacant land only at the developer's expense i.e., 0 public funds for extensions to vacant land unless the project serves an overriding public need as identified in the Capital Improvement Element. Measure: annual increase in sewer and water use affecting existing lines resulting from extensions of such facilities to vacant land.

Policy 1.5.1

Sewer lines will be extended to existing development to correct deficiencies, if any, in accordance with the adopted Level of Service Standard.

Objective 1.6

Incorporate and provide particular support to South Florida Regional Planning Council Goals 2.2 and 2.3 and Policies 2.2.1, 2.3.11 and 2.3.15, which read as follow:

SFRPC Strategic Regional Goal 2.2

Revitalize deteriorating urban areas.

SFRPC Strategic Regional Policy 2.2.1

Strategic Regional Policy 2.2.1 - Give priority to development in areas that are blighted, characterized by underdevelopment or underemployment and are in need of redevelopment. Among these, secondary priority should be given to areas within which adequate infrastructure and support services are either programmed or available.

SFRPC Strategic Regional Goal 2.3

Enhance the economic competitiveness of the region and ensure the adequacy of its public facilities and services by eliminating the existing backlog, meeting the need for growth in a timely manner, improving the quality of services provided and pursuing cost-effectiveness and equitability in their production, delivery, and financing.

SFRPC Strategic Regional Policy 2.3.11

Give priority to the construction, maintenance or reconstruction of public facilities needed to serve existing development most effectively.

SFRPC Strategic Regional Policy 2.3.15

Impact review procedures shall consider the impacts of development on state, regional and local public facilities and services.

Objective 1.7

The City shall create a Water Supply Facilities Work Plan that identifies and develops those water supply projects necessary to meet the City's projected water demands for a 10-year period.

Policy 1.7.1

The City of North Miami Beach Water Supply Facilities Work Plan (Work Plan), as prepared by the City of North Miami Beach Public Services Department in conjunction with MWH Consultants and dated January 2015, is incorporated by reference into the Comprehensive Plan. This document is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands till 2030. The Work Plan shall remain consistent with the City's Water Use Permit renewals and with projects as listed in the SFWMD's *Lower East Coast Regional Water Supply Plan*. The Work Plan will be updated, at a minimum, every 5-years and within 18 months after the SFWMD's approval of an updated *Lower East Coast Regional Water Supply Plan*. The potable water supply facilities necessary to satisfy projected water demands during the 2015-2025 period are shown in Table 6.3, of the Work Plan.

Policy 1.7.2

The basis for developing and updating the City's 10-Year Work Plan will be the current approved version of SFWMD's *Lower East Coast Regional Water Supply Plan*.

Policy 1.7.3

The City shall coordinate appropriate aspects of its Comprehensive Plan with the jurisdictions within its water service area and the SFWMD's *Lower East Coast Regional Water Supply Plan*. The City shall amend its Comprehensive Plan and Water Supply Facilities Work Plan as required to provide consistency with the District plan.

Objective 1.8

The City shall aim to expand alternative water sources to meet the City's water supply needs.

Policy 1.8.1

The City shall continue to utilize, expand and pursue the development of new alternative water supplies as detailed in the Work Plan to meet the City's existing and future water supply needs.

Policy 1.8.2

The City shall take the steps necessary to assure that all its potable water wellfields remain available for use and possible future expansion.

Policy 1.8.3

In the development of its future potable water supplies the City shall to the maximum extent feasible, utilize methods which preserve the integrity of the Floridan Aquifer and are compatible with the SFWMD's Lower East Coast Regional Water Supply Plan, and comply with the land use and environmental protection policies of the Miami-Dade County CDMP, the Strategic Regional Policy Plan for South Florida, and the State Comprehensive Plan.

Policy 1.8.4

The City shall continue to evaluate the development and implementation of reclaimed water use strategies to augment the water supplies of the Biscayne and Floridan Aquifers when feasible and where appropriate.



V. Coastal Management Element

Goals, Objectives, and Policies

Goal 1

To conserve, manage and use the environmental and man-made uses in the coastal area of North Miami Beach.

Objective 1.1

Continue to achieve zero (0) net loss of the 2,000 linear feet of natural areas bordering the estuarine areas in the City.

Measure: This objective will be measured by progress in implementing its policies.

Policy 1.1.1

Increase inter-agency and interdepartmental coordination as it relates to County and State plans to enhance, protect, preserve, and/or acquire recreational opportunities (boat ramps and beach) and the natural habitat along the Snake Creek Canal and in Greynolds Park, East Greynolds Park, and the coastal area in general, including the two Natural Resources of Regional Significance within the City: the Biscayne Bay Aquatic Preserve and the Oleta River State Recreational Area.

Policy 1.1.2

As developers apply for permits on the few remaining waterfront sites, the City, in coordination with Miami-Dade County's Shoreline Review Committee when necessary, shall carefully review site plans in order to minimize impacts upon the natural waterfront (and thus the estuary and wildlife), particularly their drainage and tree protection plans; a waterfront zoning overlay district may, in some cases, require mitigation of disturbed natural features through the planting, rip-rap replacement of seawalls, etc. For aesthetic and consistency reasons, seawalls shall continue to be the required shoreline stabilization method for residential areas in Eastern Shores.

Policy 1.1.3

Direct inappropriate and inconsistent uses of land away from the Oleta River and Biscayne Bay.

Objective 1.2

To ensure public access to publicly owned and accessible natural areas, including but not limited to water bodies and existing protected natural areas,



the City shall by 2015 increase the number of shoreline access sites available to the public and/or enhance existing public shoreline access sites.

Measure: Addition of one access point by 2015.

Policy 1.2.1

Support County and State officials (by resolutions if necessary) in their plans to increase public access via boat launch facilities, a swimming beach, elevated and/or level walkways, and other active and passive recreational uses in public parks.

Policy 1.2.2

Preserve the scenic views of Maule Lake from Biscayne Boulevard through City site plan reviews of new construction and preserve the scenic views of the State's mangrove waterfront along Sunny Isles Boulevard through monitoring State park planning.

Policy 1.2.3

To the extent feasible, require development and redevelopment plans of properties fronting on navigable waters under the jurisdiction of the Florida Inland Navigation District (excluding single family properties) to provide continuous public access along the waterfront, including waterbus access, and access to public transit to the site.

Objective 1.3

Achieve a net increase in the environmental quality of the estuary; see policies for measurability.

Policy 1.3.1

City officials shall coordinate with appropriate local, regional and state agencies to monitor the commercial marinas and assure avoidance of pollution sources by reporting any violations to those agencies. The City shall also assure review of any proposed marina, coastal drainage project, or waterfront development by the County Shoreline Development Review Committee and Florida DEP to assure conformance with the Biscayne Bay Surface Water Improvement and Management (SWIM) Plan (South Florida Water Management District, 1994) .

Policy 1.3.2

Continue the City's street drainage improvement projects in order to minimize pollution from stormwater run-off; take special care in reviewing drainage plans for private development projects located near waterways to assure that adequate on-site retention is provided.



Policy 1.3.3

Annually review the development code to assure adequate protection is provided against negative impacts that may result from potential new uses in the coastal area and in any flood hazard areas.

Policy 1.3.4

The City shall restore those natural resources within the coastal planning area disturbed by activities undertaken by the City, as may be required by law.

Policy 1.3.5

The City, through its regulatory processes and coordination with appropriate agencies, shall limit specific and cumulative impacts of development or redevelopment upon wetlands water quality, water quantity, surface water runoff, exposure to natural hazards, wildlife habitat, and living marine resources.

Policy 1.3.6

The City shall continue to participate in the National Pollution Discharge Elimination System (NPDES) and the Total Maximum Daily Loads (TMDL) programs.

Objective 1.4

The amount of shoreline devoted to water dependent and water related uses shall be maintained at 3,500 linear feet along the Oleta River system and Snake Creek Canal or increased in conformance with the criteria in the following policies. Note that North Miami Beach has very limited vacant privately owned frontage on the estuary.

Measure: This objective shall be measured by the amount of shoreline devoted to water dependent and water related uses.

Policy 1.4.1

Existing water dependent uses and new water dependent uses (i.e., uses which cannot exist or occur without estuarine association) should be maintained and should be regulated through zoning policies which insure environmental compatibility. New uses which increase access or preserve and protect shoreline resources should be encouraged.

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 1.4.3

Only those floating or fixed structures which are water dependent and are allowable under all State and local laws should be permitted in, on, over or upon estuarine waters.

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.
- b. The proposed marina/waterfront dependent project site should have:
 1. 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
 2. Good land-side accessibility.
- c. 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.
- d. 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.



Policy 1.4.5

The City shall continue to support Miami-Dade County's efforts to evaluate the impacts of waterfront marine siting, design and maintenance on water and sediment quality and marine habits in order to refine marine permitting standards and policies.

Policy 1.4.6

Maintain the Oleta River zoning overlay district (See Map 5.1, Volume IV).

Policy 1.4.7

Acquire natural areas and natural habitat for conservation through County, State, or Federal Grants if possible.

Policy 1.4.8

By the year 2015, amend the Land Development Regulations (LDR) by incorporating the criteria for marina siting and waterfront development.

Objective 1.5

Maintain the provisions in the City's Land Development Regulations which help preserve unique geological, historical or archaeological sites if and when found.

Measure: This objective shall be measured by progress in achieving its policies.

Policy 1.5.1

If any historically significant or archaeologically significant sites are discovered on the few remaining vacant coastal zone sites, use the development review process to insure that County and State experts assess the site prior to approval of any proposed development.

Objective 1.6

The City shall enforce the minimum floodplain management regulations of the Federal Emergency Management Agency (FEMA) and the City's Floodplain Standards Ordinance for new and substantially improved buildings.

Measure: Enforcement of the flood plain management regulations.

Policy 1.6.1

As part of the existing permitting and zoning approval procedures, the City shall review all plans for construction within the floodplain area to ensure conformity with minimum acceptable standards set forth in Article X Subdivision and Floodplain Standards of Chapter XXIV Zoning and Land Development Code.



Policy 1.6.2

The City shall discourage variances under Article X Subdivision and Floodplain Standards of Chapter XXIV Zoning and Land Development Code.

Policy 1.6.3

The City Manager or their designee shall act as an oversight body to enforce Article X Subdivision and Floodplain Standards of Chapter XXIV Zoning and Land Development Code and to review all requested amendments to the provision.

Policy 1.6.4

The City shall continue to participate in the Community Rating System (CRS) and the National Flood Insurance Programs (NFIP), and distribute information relative to its provisions.

Policy 1.6.5

In an effort to minimize flood insurance premium rates for North Miami Beach residents, the City shall endeavor to maintain or improve its Class 8 rating to a Class 7 or better by performing floodplain management activities that exceed the minimum NFIP requirements of the Community Rating System.

Policy 1.6.6

To prevent further additions to the list of Repetitive Loss (RL) properties published by FEMA, the City shall remain committed to working on eliminating RL properties within the City to a point that qualifies as a category A or B Community.

Policy 1.6.7

The City shall continue to enforce Chapter XXIV Zoning and Land Development Code, in an effort to eliminate an increase in the number of RL properties.

Policy 1.6.8

The City should attempt to promote the acquisition, or retrofit of RL properties.

Policy 1.6.9

The Coastal High Hazard Area is defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area is identified on the Future Land Use Map.

Goal 2

To minimize human and property loss due to hurricane.



Objective 2.1

The City shall maintain or mitigate the impacts of development on the prescribed hurricane evacuation clearance times identified in the South Florida Regional Planning hurricane evacuation model update.

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

Policy 2.1.1

Continue to adopt and enforce Comprehensive Plan Policies and Future Land Use Designations, which lower, when possible, the potential density and/or intensity of any uses on sites within the coastal area. By 1998, reassess the zoning designations and standards in the coastal area to see if density and intensity reductions are feasible.

Policy 2.1.2

Continue to cooperate with Miami Dade Police and the County Fire Department's Office of Emergency Management, the Red Cross and FEMA through evacuation planning meetings and policies, and in other ways conform to the Metro-Dade Emergency Operations Plan for a Hurricane.

Policy 2.1.3

In order to reduce the potential for loss of life and severe property damage, encourage the reduction of densities and intensities in areas likely to be inundated by flooding resulting from hurricane surge as shown by Map 5.3, Volume Four, implement a building code consistent with FEMA requirements, and when possible through grant funding eliminate the potential for increased residential and urban densities in those areas by purchasing such lands for use as public open space and shoreline access.

Policy 2.1.4

The City shall participate in regional solutions that aim to reduce overall evacuation clearance times.

Policy 2.1.5

The City shall address deficiencies identified in the hurricane evacuation analysis and endeavor to integrate regional and local preparation and evacuation procedures into the City's hazard mitigation measures.

Objective 2.2

The City of North Miami Beach shall provide immediate response to post-hurricane situations in concert with a post-disaster redevelopment plan, which will reduce or eliminate the exposure of human life and public and private property to natural hazards. Measure: This objective shall be measured by progress in implementing its policies.



Policy 2.2.1

The current Miami-Dade County Hurricane Procedures Plan shall be modified to comply with the policies under this objective, and shall contain step-by-step details for post-disaster recovery operations.

Policy 2.2.2

After a hurricane but prior to re-entry of the population into evacuated areas, the City Council shall meet to hear preliminary damage assessments, appoint a Recovery Task Force and consider a temporary moratorium of building activities not necessary for the public health, safety and welfare.

Policy 2.2.3

The Recovery Task Force shall include the City Manager, Police Chief, Emergency Management Director, Community Development Director, Development Services Director, Building Official, Public Services Director, Parks & Recreation Director and other City staff members as directed by the City Council. Staff shall be provided by the departments whose directors sit on the Task Force. The Task Force shall be terminated after implementing its responsibility under Policy 2.2.6.

Policy 2.2.4

The Recovery Task Force shall review and decide upon emergency building permits; coordinate with Miami-Dade County, State and Federal Officials to prepare disaster assistance applications; analyze and recommend to the City Council hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the comprehensive plan, Miami-Dade County Hurricane Procedure Plan and other appropriate policies and procedures.

Policy 2.2.5

Immediate repair and clean-up actions needed to protect the public health and safety include repairs to potable water, wastewater and power facilities; removal of building and/or vegetable debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable such as minor roof repairs and other weatherproofing/security measures. These actions shall receive first priority in permitting decisions. Long-term development activities shall be postponed until the Recovery Task Force has completed its tasks.

Policy 2.2.6

The Recovery Task Force shall propose comprehensive plan amendments which reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL93-288).



Policy 2.2.7

If rebuilt, structures which suffer damages in excess of fifty (50) percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

Policy 2.2.8

Repair or reconstruction of the existing seawalls within the City shall be done using only pre-fabricated concrete or cement, which may be augmented at the base only by decorative material (rip-rap), shall be similar in height and appearance to adjoining lots, pursuant to the Land Development Regulations.

Policy 2.2.9

Following a natural disaster and prior to the implementation of long-term redevelopment, the City shall do the following: Based upon the damage assessment report prepared by the Miami-Dade Public Works Department, the City shall consult with its Public Services officials and consultant engineer to evaluate options for damaged public facilities including abandonment, repair in place, relocation and repair with structural modification, to determine the most strategic approach to long-term development. The evaluation shall include, but not be limited to, issues pertaining to damage caused by natural disaster, cost to construct repairs, cost to relocate, cost to structurally modify, limitations of right-of-way, and maintenance costs.

Policy 2.2.10

The physical Post Disaster Redevelopment Plan is to rebuild the City in accordance with the Comprehensive Plan, Land Development Regulations and Official Zoning Map.

Policy 2.2.11

The City shall utilize the following criteria to distinguish between immediate repair and clean up actions and long-term redevelopment subsequent to a natural disaster.

(Amended by Ordinance NO. 2000-2, 03/07/00)

Potable Water Facilities:

Immediate repair shall include: implementation of necessary actions, including but not limited to, repairing and replacing Utility owned water mains, water service laterals and pumping facilities to insure a sealed system, adequate disinfecting, and sufficient pressure to meet demands of fire flow and domestic water usage. Auxiliary pumps and generators will be used as required.



Long-term redevelopment shall include: implementation of the necessary actions to return the City's water distribution system to at least its condition prior to the onset of natural disaster. This may include, but not be limited to, relocation and retrofitting of existing facilities.

Wastewater Facilities:

Immediate repair shall include: implementation of necessary actions, including but not limited to, repairing and replacing wastewater lines and pumping facilities to ensure a leak-proof system. Auxiliary pumps and generators will be used as required.

Long-term redevelopment shall include: implementation of the necessary actions to return the City's sanitary sewer system to at least its condition prior to the onset of natural disaster. This may include, but not be limited to, relocation and retrofitting of existing facilities.

Drainage Facilities:

Immediate repair shall include: implementation of necessary actions, including but not limited to, the removal of sand and debris from drainage structures, pumping of stormwater in an approved manner, and replacement of structures and piping as required. Auxiliary pumps and generators will be used as required.

Long-term redevelopment shall include: implementation of actions necessary to return the City's stormwater system to at least its condition prior to the onset of natural disaster. This may include, but not be limited to, relocation and retrofitting of existing facilities.

Roadway Facilities:

Immediate repair shall include: primary actions shall include, but not be limited to, removal of earth, mud and debris from State Road 826, Miami Gardens Drive, Biscayne Boulevard, West Dixie Highway, NE 6th Avenue, NE 15th Avenue, NE 19th Avenue, NE 35th Avenue and NE 159 Street and needed stabilization to allow access for emergency vehicles. Secondary actions shall include removal of earth, mud and debris from local roadways to facilitate access for emergency vehicles.

Long-term redevelopment shall include coordination with the State of Florida Department for Transportation (FDOT), Miami-Dade County and private property owners to accomplish necessary actions to restore the City's roadway system (public and private) respectively to at least their condition prior to the onset of natural disaster. This may include relocation of facilities, retrofitting, stormproofing and other structural grading.

Habitable Structures:



Immediate repair shall include: removal of debris and vegetation, stabilization or removal of structures about to collapse and minimal repairs to make dwellings and other structures habitable, such as minor roofing repairs and other weatherproofing/security measures. In these instances, building permits shall not be necessary prior to performing the work, but retroactive permits shall be required in accordance with the provisions set forth in Ordinance No. 92-99 of Miami-Dade County, Florida.

Long-term redevelopment activities shall include: normal construction activities for rebuilding and/or substantial structural repairs in accordance with the South Florida Building Code and other limitations contained within the City's Comprehensive Plan and Land Development Regulations.

Policy 2.2.12

When undertaking post-disaster redevelopment activities, development permits may be waived for short term recovery measures such as: emergency repairs to streets, water, electricity or other utilities to restore service; removal of debris; and public assistance matters including temporary shelter or housing.

Policy 2.2.13

Repair and Clean Up. In planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety shall include:

1. Repairs to portable water, wastewater and power facilities;
2. Removal of debris;
3. Stabilization or removal of structures in a perilous condition;
4. Minimal repairs to make structures habitable.

These considerations shall receive first priority in determining the appropriateness of emergency building permits. Long-term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.

Policy 2.2.14

Permitting Decision Priorities. Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane or other storm events or other natural disasters. Such priority actions will include, but not be limited to; debris removal; roadway and infrastructure repair; water use restrictions, if necessary; access restrictions, if required to protect lives or property, and other similar activities needed to assure the safe movement of people, goods and supplies within the impacted area. Long-term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged



structures and the like, will be distinguished from the short-term actions herein described.

Policy 2.2.15

The applicable provisions of the Florida Building Code, as they may be amended from time to time, relating to hurricane precautions, inspections and permitting are hereby adopted by reference.

Policy 2.2.16

The City adopts the following criteria relating to consideration of relocating public infrastructure, cognizant of the City's geographic limitations and development status:

1. The land upon or under which the infrastructure existed is gone or reconfigured so that replacement is not possible technically or financially as determined by the City Council.
2. The cost of repairs or retrofitting versus relocation costs.
3. Opportunities arising out of acquisition of land by the City or other governmental entity.

Policy 2.2.17

Notwithstanding the preceding policies, no regulation, permitting procedure or post disaster redevelopment planning shall be approved or applied to property, as the case may be, so as to constitute a taking or inordinately burden an existing use of real property or a vested right to a specific use of real property within the meaning of the Bert J. Harris, Jr., Private Property Rights Protection Act, Chapter 95-181, Laws of Florida, codified as Section 70.001, Florida Statutes.

Policy 2.2.18

The City recognizes that certain vested development rights may exist for property within the City. The City will consider such claims after petition is made to the City and, after due public hearings, the City Council may grant approval to the request. The documentation for a claim shall follow the procedures found in Section 2.114.1 Code of Miami-Dade County, Florida.

Policy 2.2.19

The City shall prepare a post-disaster redevelopment plan upon the State's completion of the Post-Disaster Redevelopment Plan pilot community planning initiative. The post-disaster redevelopment plan shall address public safety, land use, infrastructure, and public investment concerns. Included in the post-disaster redevelopment plan shall be policies that determine procedures needed to protect the public health and safety and immediate and long-term cleanup and repair activities; as well as the removal, relocation, or structural modification of damaged infrastructure and unsafe structures.



Objective 2.3

Maintain the City's Level of Service Standards in the coastal area commensurate with what is specified in each element for the City as a whole.

Measure: This objective shall be measured by the City's Level of Service Standards.

Policy 2.3.1

Continue to achieve the level of service standards as contained in the Transportation and Infrastructure Elements relative to roadways, sewage, water and stormwater runoff, respectively through a concurrency management system.

Objective 2.4

The City's Emergency Preparedness Committee shall review its hurricane preparation plans and post-disaster redevelopment plans annually to insure that risks are mitigated to the furthest extent possible and that its plans are in conformance with the most recent Objectives and Procedures developed by the Miami-Dade County Evacuation Planning Task Force. The City shall annually review its Hurricane Procedures in March of each year.

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

Policy 2.4.1

Continue to enforce building codes, floodplain regulations, design criteria, and zoning regulations established to protect new structures, reduce redevelopment costs, and mitigate hurricane hazards.

Policy 2.4.2

Zoning district boundaries and land development regulations shall be maintained or revised as necessary to insure that no new hospitals or mobile homes that do not meet the criteria for manufactured housing are constructed in the coastal area.

Policy 2.4.3

Continue to investigate, in conjunction with Miami-Dade County and the Red Cross, the possibility of placing a Disaster Information and Recovery Center (DIRC) and a new hurricane shelter within the City by 2002.



Objective 2.5

During an emergency, the City shall coordinate with other agencies and municipalities as well as establish means for communication between agencies.

Measure: This objective shall be measured by the degree of interaction between agencies.

Policy 2.5.1

Utilize an Incident Command System to establish unified command for all public safety agencies during an emergency.

Policy 2.5.2

The City shall continue to operate as a Regional Emergency Operations Center.

Policy 2.5.3

The City shall continue to participate in the National Incident Management System (NIMS), a comprehensive and consistent approach to emergency management at all jurisdictional levels and across all functional emergency management disciplines.

Policy 2.5.4

In an effort to achieve compliance with NIMS adopted practices, the City shall adopt NIMS at the community level for all government departments and agencies and promote NIMS adoption and use by associations, utilities, non-governmental organizations and the private sector by the year 2015. Furthermore, NIMS should be adopted through executive order, proclamation, resolution, or legislation as the jurisdiction's official all hazards, incident response system.

Objective 2.6

The City shall take measures towards hurricane preparation, hazard mitigation and plan for post-disaster redevelopment.

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

Policy 2.6.1

Assist businesses in preparing a post-disaster continuity plan through the provision of information and the provision of requested technical assistance to the extent that the provision of such assistance is feasible and appropriate.

Policy 2.6.2

Encourage public awareness and education regarding appropriate responses to a variety of emergencies as feasible and appropriate utilizing



such mechanisms as websites, public access television stations, and newsletters.

Policy 2.6.3

Coordinate with the County to ensure the availability of emergency shelter for residents required to evacuate areas adversely affected by natural disasters.

Policy 2.6.4

Work with the South Florida Regional Planning Council in its role as the region's Economic Development District Coordinator to seek hazard mitigation funding from the U.S. Department of Commerce, Economic Development Administration to fund the organizational and training activities of the Business Disaster Mitigation and Recovery Assistance Program.

Policy 2.6.5

Consider reducing building permit application fees for disaster resistant shutters, doors, windows, and roof clips for businesses participating in the Business Disaster Mitigation and Recovery Assistance Program.

Policy 2.6.6

The City shall ensure that all applicable provisions of the hazard mitigation annex of the Miami-Dade County Emergency Operations Plan, and the Miami-Dade County Local Mitigation Strategy (LMS), are incorporated and/or addressed in local hazard mitigation procedures.

Policy 2.6.7

The City shall monitor problems and life-threatening situations resulting from natural disaster events and take the necessary steps to ensure that the potential for such problems and situations are minimized in the future.

Policy 2.6.8

The City shall implement the Local Mitigation Strategy and Post-Disaster Redevelopment Plan to provide for debris clearance as well as immediate repair and replacement of public infrastructure required to protect public health and safety.

Policy 2.6.9

The City shall make every effort to support and implement the initiatives and projects listed in the Local Mitigation Strategy, including both countywide initiatives and the proposed hazard mitigation projects located in the City.

Policy 2.6.10

The City will promote the hardening of structures to increase resistance against natural disasters pursuant to the Florida Comprehensive Hurricane Damage Mitigation Program (My Safe Florida Home).



Objective 2.7

Create and set priorities for a Business Disaster Mitigation and Recovery Assistance Program.

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

Policy 2.7.1

The City will evaluate the feasibility of assembling and training a team of City employees to assist businesses in mitigating for future disasters and increase the likelihood of their continuity.

Policy 2.7.2

In the event that the City determines that it is feasible to assemble the team referenced in Policy 2.7.1 above, the City will select team members including employees involved in economic development, community redevelopment, building code administration, risk management, historic preservation, and public safety.

Policy 2.7.3

The City shall seek the assistance of outside agencies through implementation of ICE Policy 1.1.11.

Objective 2.8

Future infrastructure improvements in the Coastal High Hazard Area shall minimize public expenditures that subsidize development, except for the restoration or enhancement of natural resources.

Measures: Monitor infrastructure improvements and public expenditures in coastal planning area, particularly the hurricane vulnerability zone. The implementation of measures to ensure that unsafe, vulnerable, and/or inappropriately placed land uses are not developed or redeveloped.

Policy 2.8.1

Monitor storm activities that threaten or cause damage to existing structures and facilities in order to assess vulnerability and identify potential hurricane vulnerability zones.

Policy 2.8.2

The development or redevelopment of unsafe, vulnerable, and/or inappropriately located uses shall not be undertaken in designated hurricane vulnerability zones, unless the proper measures have been taken to ensure the safety and soundness of such uses, pursuant to existing law.





VI. Conservation Element

Goals, Objectives, and Policies

Goal 1

To preserve and enhance the significant natural features in North Miami Beach.

Objective 1.1

To improve air quality and reduce human exposure to air pollution (particularly ozone and carbon monoxide) by assisting Miami-Dade County in continuing to meet or exceed EPA air quality standards.

Measure: Number of times air pollution, as measured by Miami-Dade County, exceeds NAAQ Standards.

Policy 1.1.1

Continue to require landscaping as a part of new private development and to landscape public areas in order to help cleanse the air.

Policy 1.1.2

Continue to urge the State Department of Transportation to undertake: planned street improvements in order to facilitate traffic flow; congestion management and air quality improvement programs, and; transportation demand management programs that affect the City.

Policy 1.1.3

Continue to urge the County to plan for public transit service along the Biscayne Boulevard corridor in order to reduce air polluting traffic congestion.

Policy 1.1.4

The City shall coordinate with the South Florida Regional Planning Council (SFRPC) in its efforts, as outlined in the Strategic Regional Policy Plan, to improve air quality by reducing transportation and electrical power generation related impacts and increasing green areas.

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 1.1.6

The City shall continue to coordinate with the South Florida Regional Planning Council's efforts to educate the public regarding air quality issues in accordance with the Strategic Regional Policy Plan.

Objective 1.2

Continue to pursue practices and programs that protect potable water quality and quantity, minimize ground and surface water pollution, including pollution to the Biscayne and Floridian aquifer; experience no increase in the amount of properties, developments, or facilities polluting ground water or surface water as the result of non-implementation of such practices and programs. Measure: Number of properties developed or redeveloped without technical review insuring that proposed drainage at the site minimizes ground and surface water pollution.

Policy 1.2.1

Continue to make street drainage improvements City-wide.

Policy 1.2.2

Continue to review development plans in order to require on-site detention of stormwater runoff, particularly in the coastal zone.

Policy 1.2.3

Utilize the City's Water Conservation Program Plan dated August 2014, based on the SFWMD requirements and in support of the goals and objectives of the Lower East Coast Water Supply Plan to assist in guiding water resource management.

Policy 1.2.4

By 2015, review the City's procedures, as necessary, to assure adequate controls over hazardous wastes at existing developments, redevelopments, and new developments.

Policy 1.2.5

City building officials and code enforcement officers shall assist County officials in monitoring known cases of underground fuel tank leakage if they see evidence of such leakage during their inspection activities.

Policy 1.2.6

Pursue grants and investigate other funding mechanisms as may be appropriate and cost effective in order to acquire land such that surface waters and/or ground water quality is protected and enhanced.



Policy 1.2.7

The implementation of the 10-Year Water Supply Facilities Work Plan shall ensure that sufficient water supplies and public facilities are available to serve the water supply demands of North Miami Beach and the other cities and portions of Miami-Dade County within the water service area.

Policy 1.2.8

The City's Public Services Department shall hold an annual workshop during June of each calendar year with the government jurisdictions located within its water service area, Miami-Dade Water and Sewer Department, Miami-Dade County Department of Environmental Resources Management, and South Florida Water Management District. The workshop will focus on water supply needs, implementation of alternative water supply projects (including reuse and other conservation measures), and the establishment of level of service standards.

Policy 1.2.9

The City shall maximize the use of native plants in City landscaping projects and large redevelopment sites to provide and improve urban habitat and connectivity for native species.

Policy 1.2.10

The City should provide information to property owners about the environmental benefits of landscaping with drought-tolerant, native plants, and support their efforts to do so.

Policy 1.2.11

The City shall periodically inspect drainage outfalls as part of the National Pollution Discharge Elimination System (NPDES).

Policy 1.2.12

The City shall coordinate and cooperate with Miami-Dade County Department of Environmental Resource Management and state agencies on the enforcement of environmental regulations.

Policy 1.2.13

The City should provide available information to residents about the water quality pollution caused by run-off containing grass clippings, lawn fertilizers, and other similar pollutant materials.

Objective 1.3

Protect existing rare or threatened vegetative communities, natural ecosystems, listed animal species and their habitat, sensitive soils, and



estuarine communities against any further degradation. Achieve 0 net loss of the 2,000 lineal feet of natural shoreline bordering the estuary.

Measure: Number of naturally significant sites, including shoreline properties, degraded as the result of new development or redevelopment occurring without proper review to insure conservation of such lands.

Policy 1.3.1

Continue to review all development applications in the context of the native vegetative cover, pervious cover and landscaping provisions of the development code; be particularly diligent in the review of any coastal zone or wetland projects in order to protect mangrove areas. The latter are the most environmentally sensitive lands in the City.

Policy 1.3.2

Continue to require development projects in coastal and wetland areas to receive approval from Miami-Dade County's Shoreline Development Review Committee subsequent to plan approval from the City to assure inclusion of provisions that adequately protect rare or threatened native vegetative communities.

Policy 1.3.3

Monitor County and State park planning to assure that any park improvements are sensitive to the mangrove and other fish/vegetative/wildlife/estuarine habitats including threatened species. The County Planning Department should work in tandem with the City because of their jurisdiction elsewhere along the Oleta River vegetative basin.

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 1.3.5

Undertake the sanitary sewer extension and street drainage improvement projects pertaining to City owned facilities as detailed in the Infrastructure and Coastal Management Elements. See the latter for other policies relative to estuarine habitat conservation.

Policy 1.3.6

City police shall contact marine police if boat speeding is observed due to the impact on manatees and other threatened or endangered species. See also Policy 1.3.3.

Policy 1.3.7

Pursue grants and investigate other funding mechanisms as may be appropriate and cost effective in order to acquire natural areas for



protection, preservation, restoration, and enhancement, including as may be appropriate the removal of exotic vegetation, the restoration of native vegetative communities, the restoration of natural hydrology, the restoration of aquatic vegetation along the Oleta River, the Intracoastal Waterway, and the Snake Creek Canal, and other projects aimed at the protection and enhancement of shoreline ecosystems.

Policy 1.3.8

Enforce existing Land Development Regulations such as buffering and open space requirements in order to prevent activities and land uses adjacent to natural areas, recreation areas, and open space areas from having adverse effects on those areas.

Policy 1.3.9

Continue to increase the City's tree canopy through streetscape and free-tree programs, and within City parks and facilities.

Policy 1.3.10

The City shall periodically inspect drainage outfalls as part of the National Pollution Discharge Elimination System (NPDES).

Policy 1.3.11

The City shall coordinate and cooperate with Miami-Dade County Department of Environmental Resource Management on the enforcement of environmental regulations.

Policy 1.3.12

The City shall ensure that any activities of which it is aware that may negatively affect the survival of endangered and threatened wildlife will be brought to the attention of the appropriate agencies.

Objective 1.4

Continue to promote improved air quality in the City by utilizing lower emission vehicles for the municipal fleet and encouraging the use of hybrid and alternative fuel vehicles.

Measure: The City will maintain an economically feasible schedule for replacing the obsolete vehicles in three years, and shall follow the schedule, updating it on an annual basis.

Policy 1.4.1

The City shall investigate the economic feasibility of converting or retrofitting its fleet to lower emission vehicles, including hybrid and alternative fuel vehicles and diesel to biodiesel conversions, to promote better air quality. The City will investigate potential funding sources to implement Objective 1.4 and this policy, including federal and State programs.



Objective 1.5

Continue to protect trees and the tree canopy in the City through the use of the Zoning and Land Development Code and the enforcement of regulations in the code compliance process.

Measure: Establish a tree count database and determine the percentage of tree cover within the City. Evaluate the increase or decrease of native trees and prepare plans and implementation strategies to re-vegetate in case of tree decrease.

Policy 1.5.1

Establish land development regulations that protect the overall tree canopy in the City, and maintain records on tree removals and plantings to the extent feasible.

Policy 1.5.2

Continue to coordinate with the South Florida Regional Planning Council in order to increase public awareness of environmental issues in accordance with The Strategic Regional Policy Plan, and support programs regarding the maintenance and enhancement of the tree canopy and other native vegetative cover to maintain and improve air quality and natural habitat.

Policy 1.5.3

Continue to coordinate with the South Florida Regional Planning Council in its efforts to educate property owners about the environmental benefits of landscaping with native plants, in accordance with the Strategic Regional Policy Plan.

Policy 1.5.4

The City shall proactively remove exotic and invasive plants from all City-owned property.

Policy 1.5.5

In accordance with County Department of Environmental Resources Management requirements, certain exotic pest plants shall not be sold, propagated, or planted within the City. If existing on a site to be developed or redeveloped, they shall be removed prior to development. Certain other exotic plant species (which are documented by the Florida Exotic Pest Plant Council, the Miami- Dade County Park and Recreation Department's Natural Area's Management Program and the Miami- Dade County Department of Environmental Resources Management to be invasive pests in natural areas) may not be planted within 500 feet of the native plant communities that they are known to invade.



Policy 1.5.6

Continue to restrict activities known to adversely affect endangered and threatened wild life, and require mitigation measures for activities impacting native vegetative communities.

Objective 1.6

The City shall seek to reduce greenhouse gas emissions to the maximum extent feasible and conserve energy resources. In developing the 2018 Evaluation and Appraisal Report and associated amendments, the City shall establish and adopt a percentage goal for greenhouse gas reduction consistent with Miami-Dade County's greenhouse gas reduction goal. Measure: The number of specific programs initiated to reduce greenhouse gas emissions, percentage reduction of greenhouse gas emissions, acres of mixed use development as a percentage of total development, and the estimated reduction of vehicle miles travelled as a result of these efforts.

Policy 1.6.1

The City shall promote compact, mixed use development, defined as a mixture of residential and non-residential 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 1.6.2

The City shall require low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by: reducing building footprints to the maximum extent feasible, and locating building sites away from environmentally sensitive areas; promoting the preservation of natural resources; providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems); promoting energy conservation through design, landscaping and building techniques (i.e. solar power, increased tree canopies); promoting water conservation through landscaping and building design; ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials), and; considering the development and implementation of a green building certification program, with associated regulations, incentives and standards.

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 non-residential 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.

Note

Objectives and Policies Not Applicable:

There are no freshwater beaches, marine habitats, commercially valuable minerals or active wellfields within the City, therefore, these items are not applicable. The City's cones of influence are several miles west of the City limits i.e. the County's protection responsibility.



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VII. Recreation and Open Space Element and Educational Facilities

Goals, Objectives, and Policies

Goal 1

To provide safe recreation facilities and programs which are responsive to the leisure-time needs and desires of all community residents.

Objective 1.1

Experience 0 percent reduction in the 3,500 lineal feet of public access to the Oleta River system and the entire length of the Snake Creek Canal, within the City limits. Increase public access to the Snake Creek Canal.

Measure: Percent reduction in the lineal feet of public access to the Oleta River and number of improvements in access to the Snake Creek Canal.

Policy 1.1.1

Monitor the County planning for East Greynolds Park as a means of preserving shoreline access for the public; support their plans for increased boat access facilities (see Intergovernmental Element); retain (and enhance by landscaping and expansion) the City's existing Challenger Park along the Canal.

Objective 1.2

Continue to provide safe recreational facilities and programs as needed or desired by the residents of North Miami Beach which are not met by non-City recreational resources, and minimize the provision of services and facilities for which the demand is adequately met by non-City providers.

Measure: Percent of facilities and programs provided which are not otherwise available. Number of programs or services unnecessarily duplicated.

Policy 1.2.1

The City Park and Recreation Department shall continue to monitor private recreational facilities and programs using a formal survey as the basis for avoiding duplication.

Objective 1.3

Maintain existing recreational sites, programs, and facilities to assure full use and program potential and provide new sites, programs, and facilities as needed.

Measure: Percent of existing sites, programs, and facilities maintained and number of new sites, programs and/or facilities added.



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.

Policy 1.3.2

Neighborhood Parks shall be provided at a level of service of 2 acres per 1000 residents and shall be included in the overall level of service calculations for Recreation and Open Space included in Policy 1.3.1. A neighborhood park shall be at least one tenth of an acre in size and predominantly used by local residents. A neighborhood park reflects the character of the neighborhood and may provide such amenities as play apparatus, recreation buildings, playing fields, free play areas, picnic areas, and natural areas for passive recreation.

Policy 1.3.3

The City, on an ongoing basis, will address the need for additional park land and facilities in neighborhood improvement plans and the City's CIP.

Policy 1.3.4

The City, on an ongoing basis, will seek opportunities to provide additional recreation facilities as can be reasonably accomplished in terms of funding and availability through such methods as acquiring land with grants and other funding programs.

Policy 1.3.5

Continue the policy of systematic park facility maintenance, facility replacement, and facility enhancement in accordance with the City's Capital Improvement Program, including the provision of nature trails, benches, and boardwalks in newly acquired, publicly-owned parks and natural areas as appropriate to provide passive outdoor recreation opportunities.

Policy 1.3.6

Continue to consider innovative strategies to provide recreation opportunities to residents, such as potential use of a mobile recreation unit to travel from neighborhood to neighborhood.

Policy 1.3.7

Continue to support the City's neighborhood block party program by assisting with at least six block parties per year.

Policy 1.3.8

Maintain public access to existing City owned parks and recreation facilities (see Map 7.1, Volume Four) and ensure public access to any new facilities, including renovation of recreation facilities for compliance with ADA standards and in accordance with the Capital Improvements Plan.



Policy 1.3.9

Periodically evaluate revenues and program fees in order to determine the long term sustainability of the various programs and develop recommendations as to what changes, if any, are necessary.

Policy 1.3.10

Monitor annexations proposed and completed by the City in order to maintain existing levels of service for parks and open space as necessary.

Policy 1.3.11

Continue to seek opportunities to improve and build recreation and youth sports facilities, including recreation centers and athletic fields.

Policy 1.3.12

Continue to seek opportunities to meet the recreation needs of the elderly and special needs population.

Objective 1.4

Ensure the preservation and expansion of public and private open space by achieving a one percent increase in public open space acreage by 2020.

Measure: Percent increase in public open space.

Policy 1.4.1

The City shall continue to enforce its land development regulations to assure adequate private open space requirements including setbacks, buffers, the Oleta River Overlay District requirements and Planned Unit Development open space requirements.

Policy 1.4.2

The City shall retain and enhance its system of medians, plazas and other public open space areas through a systematic xeriscape landscaping program.

Policy 1.4.3

The City shall continue to seek opportunities for acquiring land along natural corridors for preservation and use as open space, thereby linking recreational opportunities. (See Map 7.2, Volume 4).

Policy 1.4.4

The City shall explore private non-profit conservation fund sources for acquisition of the private mangrove areas.



Policy 1.4.5

In order to better serve the needs of the area's students and residents, the City shall enter into and/or maintain existing park-school agreements with Miami-Dade Public Schools.

Goal 2

Provide the residents of the City of North Miami Beach access to the expanding range of information, educational facilities, cultural enrichment activities and the responsive innovative services which contribute to the quality of life in the community.

Objective 2.1

Increase the ability for residents to access and use library services.

Measure: Number of improvements made to increase access and the number of individuals that could potentially benefit from the improved access.

Policy 2.1.1

Identify groups and individuals needing alternative service.

Policy 2.1.2

Determine potential and actual funding sources to provide the service.

Policy 2.1.3

Develop and implement outreach services such as deposit collections, books by mail, and homebound services.

Objective 2.2

Maintain and expand the library and its services as necessary.

Measure: Square feet added to the Library, if any. See Tables 7.3 and 7.4 in Volume Two for additional measurements.

Policy 2.2.1

Make library improvements in accordance with the City's Capital Improvement Program.

Policy 2.2.2

Upgrade signage as necessary for easy identification.

Policy 2.2.3

Remove any remaining physical barriers to handicapped individuals.

Policy 2.2.4

Continue to evaluate the City's provision of Library Services based on the Florida Library Association's recommended service levels and strive to meet and exceed those levels.



Policy 2.2.5

Conduct an analysis of the Library Services provided the residents of NE Miami-Dade County using distance radius to determine if satellite or mobile services are necessary.



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VIII. Intergovernmental Coordination Element

Goals, Objectives, and Policies

Goal 1

To maintain or establish processes to assure coordination with other governmental entities where necessary to implement this plan.

Objective 1.1

Coordinate City plan implementation with other governmental entities on a formal basis as specifically outlined earlier in the analysis section of this element. Measurability shall be finalizing at least two additional formal intergovernmental agreements by 2015.

Policy 1.1.1

The City Manager shall oversee the implementation of the recommendations outlined in the Analysis section of this element providing information to other public entities as necessary.

Policy 1.1.2

The City shall coordinate with the Florida Department of Transportation and all other relevant government agencies to achieve the introduction of mass transit along the existing Florida East Coast Railway.

Policy 1.1.3

The City shall use the South Florida Planning Council (SFRPC) mediation process should any conflicts arise such as street widening or sewer service areas.

Policy 1.1.4

The City shall encourage the establishment of new public schools within its boundaries by promoting the dedication of land and infrastructure, and will actively consult with the Miami-Dade School Board during the process of dedication to maximize the benefits of dedication to the school district while minimizing costs to the developer.

Policy 1.1.5

The City shall continue to identify those zoning districts in its Land Development Regulations in which public schools are an allowed use, and shall add, delete or modify zoning districts in a manner as to promote the



compatibility of public schools across the broadest possible spectrum of zoning classifications.

Policy 1.1.6

The City shall encourage the establishment of new public schools within its boundaries by promoting the dedication of land and infrastructure of residential and non-residential land, and will actively consult with the MDCPS during the process of dedication to the school district while minimizing costs to the developer.

Policy 1.1.7

In accordance with the adopted Amended and Restated “Interlocal Agreement for Public School Facilities Planning in Miami-Dade County”, the City shall participate as appropriate in Miami-Dade County Public School’s School Site Planning and Construction Committee, and shall seek, where feasible and mutually acceptable, to collocate schools with other public facilities, such as parks, libraries, and community centers.

Policy 1.1.8

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.

Policy 1.1.9

The City shall continue to coordinate with the federal Department of Homeland Security and Emergency Management Agency, Miami-Dade County and other appropriate agencies to ensure coordination of emergency management and response, including evacuation for disasters and emergency shelter space for residents.

Policy 1.1.10

The City shall coordinate with the County, South Florida Regional Planning Council, Chamber of Commerce, U.S. Department of Commerce, Economic Development Administration, Federal Emergency Management Agency, Florida Department of Community Affairs, Division of Emergency Management, Florida Insurance Commissioner’s Office, and local businesses as appropriate.

Policy 1.1.11

The City shall participate in federal, State, regional and area workshops, meetings and public hearings relating to topics affecting North Miami Beach and the surrounding area.

Policy 1.1.12



The City shall endeavor to ensure that its Comprehensive Plan will be consistent, where feasible, with the State of Florida Strategic Plan, the South Florida Strategic Regional Policy Plan, the Miami-Dade County Comprehensive Development Master Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plan(s).

Policy 1.1.13

The City shall work with FDOT, South Florida Regional Transportation Authority, Miami-Dade County MPO, Miami-Dade County Transit, and any other relevant agency to promote multi-modal transportation plans and programs to adequately provide future capacity for the City.

Policy 1.1.14

The City shall participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District VI of the FDOT.

Policy 1.1.15

The City shall support Miami-Dade County in efforts to improve existing transit systems.

Policy 1.1.16

The City shall endeavor to ensure that its Comprehensive Plan will be consistent, where feasible, with the State of Florida Strategic Plan, the South Florida Strategic Regional Policy Plan, the Miami-Dade County Comprehensive Development Master Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plan(s).

Policy 1.1.17

The City shall work with FDOT, South Florida Regional Transportation Authority, Miami-Dade County MPO, Miami-Dade County Transit, and any other relevant agency to promote multi-modal transportation plans and programs to adequately provide future capacity for the City.

Policy 1.1.18

The City shall participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District VI of the FDOT.

Objective 1.2

Coordinate the impacts of development proposed in this plan upon adjacent areas and their comprehensive plans by maintaining a formal project plan referral mechanism to Aventura, North Miami, Sunny Isles Beach, Miami Gardens and the Miami-Dade County Planning Department. The same shall apply to adjacent areas. Measures: Reviewing and commenting on plans and development



proposals submitted by local governments and the County within 30 days of receiving said development proposals and the number of proposals the City informs adjacent cities of via electronic mail.

Policy 1.2.1

City officials shall maintain liaison with County officials and adjacent Cities regarding any land use or major development impacts along their extensive common boundaries and/or within their boundaries.

Policy 1.2.2

The City shall continue to monitor the comprehensive plans of Miami-Dade County and other adjacent Cities to determine any North Miami Beach plan recommendations with impacts thereon.

Policy 1.2.3

The City shall monitor the comprehensive plans and large scale development proposals of Miami-Dade County and other adjacent Cities to determine any impacts these plans may have on North Miami Beach.

Policy 1.2.4

The City shall monitor and coordinate with appropriate entities regarding large scale development to mitigate the potential impacts said development may have on North Miami Beach, including North Miami Beach's ability to redevelop.

Policy 1.2.5

The City shall provide comments to appropriate adjacent areas that are proposing development with a significant impact on North Miami Beach's local roads and the regional transportation system that serves the City.

Policy 1.2.6

The City shall continue to participate in the Miami-Dade Planners' Technical Committee.

Policy 1.2.7

The City shall continue to participate in the Northeast Miami-Dade Mayors' Task Force regarding transportation and traffic.

Policy 1.2.8

The City shall coordinate all transportation improvements proposed by new development and redevelopment with the Florida Department of Transportation, Florida Department of Community Affairs, South Florida Regional Planning Council, Miami-Dade County, and other state and regional agencies concerned with assessing traffic impacts of proposed



development.

Policy 1.2.9

The City shall continue to cooperate with the US Census Bureau, the Florida Department of Community Affairs and the Miami-Dade Property Appraiser's office, as requested, by providing appropriate development information.

Objective 1.3

Assure level of service standards coordination with other governmental entities by continuing agreements with said governmental entities, including but not limited to the Miami-Dade County Metropolitan Planning Organization (MPO), Florida Department of Transportation (FDOT), Miami-Dade County Public Works and Water and Sewer Departments, and the Miami-Dade County School Board. Measures: Experiencing no instances of service levels dropping below those adopted by the City, the County, and the State.

Policy 1.3.1

The City shall coordinate with the following non-County and non-City entities having services in the City with respect to refining and adjusting area wide and City area local Levels of Service:

- State and Federal roadways: Florida Department of Transportation
- Drainage: South Florida Water Management District
- Potable water supply: South Florida Water Management District
- Regional policies: South Florida Regional Planning Council
- Public educational facilities: MDCPS Miami-Dade County Public Schools

Policy 1.3.2

This plan contains many policies based upon those of the County plan particularly in the level of service standard category; unincorporated Miami-Dade County is the principal "adjacent local government." The recommendations relative to the nine specific issues addressed in the analysis section are hereby incorporated as policies within this element in furtherance of 9J-5.015(c) 1 and 6.

Policy 1.3.3

The City shall refer all estuarine shoreline development proposals to the responsible County staff.

Policy 1.3.4

The City and the MDCPS shall follow the procedures established in the adopted Amended and Restated "Interlocal Agreement for Public School Facilities Planning in Miami-Dade County" for coordination and



collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, and location and extension of public facilities subject to concurrency.

Policy 1.3.5

The City shall coordinate with the Miami-Dade County Public Schools (MDCPS), the County and other parties to the adopted Amended and Restated “Interlocal Agreement for Public School Facilities Planning in Miami-Dade County” to establish Level of Service Standards (including Interim LOS standards) for public school facilities and any amendments affecting public school concurrency.

Policy 1.3.6

MCDPS shall coordinate with the City at the planning stage to determine whether the new construction or renovation of existing educational facilities meet the adopted Level of Service Standard adopted in the Infrastructure Element of the City’s Comprehensive Plan and distribute a fair share cost of infrastructure improvements necessary to meet the adopted Level of Service Standard.

Policy 1.3.7

The City’s Public Services Department shall hold an annual workshop during June of each calendar year with the government jurisdictions located within its water service area, Miami-Dade Water and Sewer Department, Miami-Dade County Department of Environmental Resources Management, and South Florida Water Management District. The workshop will focus on water supply needs, implementation of alternative water supply projects (including reuse and other conservation measures), and the establishment of level of service standards.

Policy 1.3.8

The City Manager or a designee shall recommend procedures to be undertaken if an outside entity that has maintenance responsibility for a public facility serving the City does not plan for the necessary improvements in a timely manner in order to maintain the City’s adopted level of service.

Policy 1.3.9

In situations where other public or private entities are providing a public facility or service within the City for roads, water, sewer, drainage, parks or solid waste, the City will coordinate its adopted level of service standard with the applicable entity within the parameters allowed in this Plan.

Policy 1.3.10

The City shall coordinate with Federal, State, and County authorities to



ensure the receipt of its fair share of revenue sharing allocations, and facilities and services improvements.

Policy 1.3.11

The City shall actively pursue public and private grant opportunities that will enhance City services and facilities.

Policy 1.3.12

The City shall evaluate compliance with adopted Level of Service standards through its implementation of the Concurrency Management System

Objective 1.4

To identify and coordinate the affects of public facilities reports prepared by special districts on the City of North Miami Beach Comprehensive Plan.

Measures: Reviewing and commenting on reports within 30 days of receiving said reports.

Policy 1.4.1

The City will review the plans and independent special district facility reports of the Miami-Dade County Metropolitan Planning Organization (MPO), the Miami-Dade County Public School Board, South Florida Water Management District (SFWMD), Miami-Dade Fire Rescue (MDFR), and the Miami-Dade Water and Sewer Department (WASD) and identify and resolve conflicts with the City's comprehensive plan, including concurrency related items.

Policy 1.4.2

The City will coordinate with the MPO, SFWMD, MDFR, and WASD staff and governing boards in order to resolve issues in Policy 1.4.1.

Policy 1.4.3

The City will consider amending its comprehensive plan based upon the review of plans and discussions identified in Policy 1.4.2.

Policy 1.4.4

The City of North Miami Beach Public Services Department's Water Supply Facilities Work Plan shall consider, coordinate, and be compatible with the South Florida Water Management District's *Lower East Coast Regional Water Supply Plan*.



Objective 1.5

Identify, implement, and coordinate joint planning areas between the City and Miami-Dade County for annexation and service provision.

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

Policy 1.5.1

The City will continue to comply with and utilize the procedures of Miami-Dade County's Chapter 20, Article I. Boundary Change Procedure.

Policy 1.5.2

The City will provide a copy of its published or posted notice of annexation, via certified mail, to the Board of County Commissioners as required by Section 171.044(6), FS.

Policy 1.5.3

Those land areas considered for annexation shall be identified as joint planning areas.

Policy 1.5.4

The City shall seek to establish mutually acceptable arrangements with Miami-Dade County for the joint planning area, which may include contractual or other agreements regarding the delivery of public services, conduct or coordination of land use planning or development regulatory activities, or other governmental functions, consistent with the City and County Charter.

Objective 1.6

Identify and describe joint processes for collaborative planning on population projections between Miami-Dade County, the Miami-Dade County School Board, and the City.

Measures: Providing updated population projections to appropriate agencies within six months of developing said projections.

Policy 1.6.1

The City will coordinate with the Miami-Dade County Planning Department and the Miami-Dade County School Board in order to develop population projections for the City of North Miami Beach.

Policy 1.6.2



The City will review the draft population projections and consider using them in the comprehensive plan.

Policy 1.6.3

The City will forward the population projections used in its comprehensive plan to the School Board for their consideration in projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-years facility plans.

Objective 1.7

Identify and describe joint processes for collaborative planning on school siting between Miami-Dade County School Board and the City.

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

Policy 1.7.1

The City will continue the implementation of Future Land Use Element, Policy 1.11.1.

Policy 1.7.2

The City will annually review the School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans. This will include the review of the 5, 10, and 20-year facility plans of the School Board as well as responding as needed to site specific plans to locate new schools or expand existing schools.

Policy 1.7.3

The City will notify the School Board as one of the agencies that are transmitted a copy of proposed land use plan amendments as required by Section 163.3184 Florida Statutes.

Policy 1.7.4

The City will utilize the countywide planning process, or other appropriate process, in the review and recommendation of any necessary modifications to the agreed upon school siting processes due to intergovernmental conflicts or to address any needed refinements to reflect current statutory requirements.

Policy 1.7.5

The City will review the School Board's annually updated 5-year School Plant Survey (5-year facility work program), 10, and 20-year facility work



programs and consider coordinating those plans with the City's Comprehensive Plan based on potential quality of life issues for City residents.

Policy 1.7.6

The City and the MDCPS shall follow the procedures established in the adopted Amended and Restated "Interlocal Agreement for Public School Facilities Planning in Miami-Dade County" for coordination of land uses and public school facilities planning

Objective 1.8

Identify and describe joint processes for collaborative planning on facilities subject to concurrency.

Measures: Experiencing no instances of service levels dropping below those adopted by the City, the County, and the State.

Policy 1.8.1

In reference to facilities subject to concurrency, the City will continue the implementation of and compliance with the relationships inferred in Intergovernmental Coordination Element, Policy 1.3.2

Policy 1.8.2

The City will coordinate, through the Metropolitan Planning Organization (MPO), the transportation needs of the City with the needs of the remainder of the county and the Florida Department of Transportation (FDOT).

Policy 1.8.3

The City will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.

Policy 1.8.4

The City will coordinate with service providers that have no regulatory authority over the use of land in the city to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels of service.

Policy 1.8.5

If a transportation conflict arises, the City shall provide written comments identifying said conflicts and coordinate as necessary with the appropriate officials of the respective agency or agencies to address the conflicts. In



the event a resolution cannot be reached the City will use the South Florida Regional Planning Council's informal mediation process as described in Policy 1.11.1 of this element.

Objective 1.9

Identify and describe joint processes for collaborative planning on facilities with regional significance.

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

Policy 1.9.1

City staff will coordinate as needed with the appropriate agency of Miami-Dade County for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City. Efforts at coordination will be based on operational and financial feasibility.

Policy 1.9.2

For the purpose of obtaining comments pertaining to development expected in the comprehensive plan of Miami-Dade County and other City's within North Miami Beach's water service area, the City will notify Miami Dade County and these City's of plans to adopt construction schedules within its capital improvements element for water and sewer facilities in unincorporated and incorporated areas within the City's service.

Policy 1.9.3

The City will continue to coordinate with the Miami-Dade County Board of County Commissioners staff for the provision of countywide facilities, including but not limited to, solid waste disposal, Miami-Dade Fire Department, and the Miami-Dade County Emergency Operations Center.

Policy 1.9.4

The City will continue to coordinate with the MPO, Miami-Dade Transit Agency (MDTA) and FDOT staff for the provision and maintenance of bridges, major transportation facilities, and mass transit.

Policy 1.9.5

The City will forward notice of proposed future land use plan policies related to 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.

Policy 1.9.6

The development of future potable water supplies and the City of North Miami Beach 10-Year Water Supply Facilities Work Plan, shall consider, and be compatible, with the South Florida Water Management District's *Lower East Coast Regional Water Supply Plan*.

Objective 1.10

Identify and describe joint processes for collaborative planning on problematic land uses.

Measure: This Objective shall be measured by progress in achieving its implementing policies.

Policy 1.10.1

The City will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, to determine which actions should be taken to resolve any conflicts found.

Policy 1.10.2

The City will coordinate with adjacent municipalities, Miami-Dade County or other appropriate ad hoc committees, in the development, review, and recommendation of efficient guidelines to coordinate the location of problematic land uses.

Objective 1.11

Bring intergovernmental disputes to closure in a timely manner through the use of voluntary dispute resolution processes.

Measure: This Objective shall be measured by progress in achieving its implementing policies.

Policy 1.11.1

The City of North Miami Beach shall utilize South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The City may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.



Objective 1.12

Coordinate with and notify appropriate governments and government agencies regarding areas proposed for annexation into North Miami Beach. Measure: This Objective shall be measured by progress in achieving its implementing policies.

Policy 1.12.1

The City shall notify, in writing, appropriate governments and government agencies of its intent to annex land at least six months prior to the first scheduled public hearing regarding said annexation. Included with the written notification will be pertinent information, including infrastructure impacts, regarding the area to be annexed and city staff contact information.

Policy 1.12.2

The City shall respond to comments received from governments and government agencies regarding proposed annexations within the specified deadlines.

Policy 1.12.3

The City shall utilize and comply with the procedures of Miami-Dade County's Boundary Change Procedures as cited in Policy 1.5.1 of this element.

Policy 1.12.4

Upon annexing land into the City, the City shall adopt a Future Land Use Map and zoning map to include the annexed area within one year. Until that time, the County's land development regulations and Comprehensive Development Master Plan will continue to apply, as set forth in Chapter 171.062, Florida Statutes.

Policy 1.12.5

The City should resolve annexation issues consistent with the provisions of the Miami-Dade County Code.

Policy 1.12.6

In situations that cannot be resolved by the Miami-Dade County Code, the affected governments should establish an ad-hoc committee to study and offer a mutually acceptable solution to the problem(s). The ad-hoc committee members shall be appointed by the local elected bodies.

Objective 1.13

Coordinate affordable housing and workforce housing strategies with appropriate governments and other public and private agencies.



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

Policy 1.13.1

The City shall actively participate, by attending meetings and providing comments, in efforts to develop a regional solution, plan and/or program to resolve affordable housing and workforce housing issues.

Policy 1.13.2

The City shall coordinate with local housing agencies, the South Florida Regional Planning Council (SFPRC), and appropriate state housing organizations to identify housing needs and strategies for housing attainment and affordability.

Policy 1.13.3

The City shall monitor the progress of the South Florida Regional Planning Council in creating a regional affordable housing policy and evaluating how the regional strategy could be supported by the City.

Policy 1.13.4

The City shall coordinate with the U.S. Department of Housing and Urban Development (HUD) in the administration of the City's Community Development Block Grant (CDBG) program and/or other programs that may benefit the City.

Policy 1.13.5

The City shall use the State Housing Initiatives Partnership (SHIP) program allocations to help maintain the existing housing stock and provide opportunities for home ownership.

Objective 1.14

Coordinate with social service agencies and providers to maximize residents' benefits from social services and programs. Measures: Expanding at least one social service program by 2015.

Policy 1.14.1

The City shall work closely with the Miami-Dade County School Board to expand programs, including but not limited to after-school programs and dropout prevention programs.

Policy 1.14.2

The City shall pursue coordination with Miami-Dade College to explore the feasibility of developing continuing adult education, GED preparation and workforce development programs for North Miami Beach citizens by 2015.



Policy 1.14.3

The City shall continue to coordinate with Miami-Dade County regarding employment training and opportunities for its workforce, including but not limited to job fairs, résumé writing and interview skills.

Policy 1.14.4

In an effort to increase and retain skilled labor, the City shall coordinate with appropriate agencies and businesses, both public and private, to develop job and vocation training and apprenticeship opportunities for its residents by 2015.

Policy 1.14.5

The City should continue to work closely with the Miami-Dade Health Department.

Policy 1.14.6

The City should utilize the resources of the South Florida Regional Planning Council to help implement programs that will increase the literacy rate and high school graduation rate.

Policy 1.14.7

The City should explore options and partnerships to increase the provision of affordable and quality day care, after school care and evening childcare services for City residents and employees.

Policy 1.14.8

The City should periodically review social services and programs offered within the area and pursue partnerships as appropriate to increase the benefits of its residents as they relate to the social services and programs.



IX. Capital Improvement Element

Goals, Objectives, and Policies

Goal 1

To undertake capital improvements necessary to keep its present public facilities in good condition and to accommodate new development, within sound fiscal practices.

Objective 1.1

The City Manager shall continue to monitor public facilities as a basis for annual recommendations to the City Council in the form of a five-year Capital Improvement Program (CIP).

Policy 1.1.1

Comprehensive Plan Data and Analyses (Volume Two) and/or staff and engineering studies which include analyses of maintenance and operation costs shall form the basis for the annual preparation of the five-year Capital Improvement Program. No capital improvement expenditure shall be included in the CIP (Volume Three) unless and until such improvement is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan (Volume One) and *specifically* supported by at least one Comprehensive Plan Policy. Each Department Head, as part of annually preparing and submitting his or her Department's five-year CIP proposal to the City Manager, shall insure that the Comprehensive Plan supports each proposed expenditure OR is scheduled to be amended so as to support each proposed expenditure. Funds for capital improvements shall not be budgeted unless funds for maintenance and operation are also budgeted.

Policy 1.1.2

Include in the annual capital improvement programming process a systematic replacement of equipment, infrastructure, and facilities as required to maintain existing services and operations and as needed to improve the security, safety, accessibility and efficiency of those services and operations.

Policy 1.1.3

In annually setting priorities, the following prioritized criteria will be used by the City Manager and City Council.



- Public Safety implications: a project to address a threat to public safety will receive first priority. All elements.
- Level of service or capacity problems; next in priority would be projects needed to maintain the stated Level of Service. Traffic, Infrastructure and Recreation Elements.
- Redevelopment: Does it further one of the redevelopment areas or enhance the tax base through new development? Land Use Element
- Ability to finance: a third criteria is the budgetary impact; will it exceed budget projections? All Elements.
- Quality of life projects: lowest priority would be those projects not in the above categories but that would enhance the quality of life. All Elements except Land Use.
- State or other public jurisdictions: does it further one of their projects? All Elements except Land Use.

Policy 1.1.4

Continue to pursue a prudent policy (including debt ratio calculations) in terms of borrowing for any major capital improvements. Keep total utility revenue bond borrowing to less than two times annual water and sewer revenues.

Policy 1.1.5

To address financial feasibility associated with school concurrency, Miami-Dade County Public Schools Facilities Work Program for educational facilities, as formally adopted by MDCPS in September, 2007, is hereby adopted by reference as part of the Capital Improvement Element.

Objective 1.2

City Officials shall continue to use the Future Land Use Plan, financial analyses and level of service standards in the existing concurrency management system that reviews all public and private development applications.

Policy 1.2.1

Water supply system: shall meet a level of service of 150 gallons per person per day at 40 lbs/sq. inch pressure.

Policy 1.2.2

Drainage: the Level of Service Standard for adequately accommodating runoff shall be a one day storm that statistically occurs once in 10 years; this will be the basis for reviewing drainage improvement projects.



Policy 1.2.3

Recreation: a Level of Service Standard of 2 acres of recreation and open space land per 1000 residents shall be the basis for assessing park needs in reviewing development applications.

Policy 1.2.4

Roads: The City shall maintain Level of Service Standards for traffic in compliance with existing Miami-Dade County Stipulated Settlement Agreement and the City of North Miami Beach's Comprehensive Plan Traffic Circulation Element.

Policy 1.2.5

Sanitary sewer: The sanitary sewer collection system within the City shall accommodate an average daily flow of at least 85 gallons per person per day. The County treatment and disposal system shall operate with a design capacity of 2 percent above the daily flow of the preceding year. Otherwise, septic tanks shall be the level of service.

Policy 1.2.6

Solid waste: The City's trucks and the County disposal system shall accommodate 5.5 pounds per capita per day.

Policy 1.2.7

Public Schools: The City shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, by reviewing residential development orders, site plans and their functional equivalent for their impact on level of service standards, and to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements in the Miami-Dade County School Facilities Work Program.

Upon public school concurrency becoming effective, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) (With Relocatable Classrooms) Capacity. This LOS Standard shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the MDCPS.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms) Capacity, which shall be calculated on a district-wide basis.

Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the MDCPS, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and magnet



schools will be credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at or above 100% FISH capacity.

Policy 1.2.8

The Land Development Regulations shall continue to include permit review language that requires the provision of facilities and needed to support any development concurrent with the impacts of the development.

Policy 1.2.9

Development orders which substantially increase the demand on the infrastructure of the City shall not be issued unless and until the City determines that either the level of service for sewer, solid waste, potable water, drainage, recreation, and transportation facilities can and will be maintained at or above the City's adopted standards subsequent to the development, or that such additional infrastructure needed to maintain the adopted level of service will be in place in accordance with the following:

- For sewer, solid waste, drainage and potable water facilities, the facilities must be in place no later than the issuance of the certificate of occupancy.
- For parks and recreation facilities, the facilities must be in place no later than one year after the issuance of the certificate of occupants.
- For transportation facilities, the facility must be in place or under actual construction no later than three years after issuance of a certificate of occupancy.

Policy 1.2.10

The Capital Improvement Element, Section IX, Capital Improvements Implementation, Section X, and the City's Neighborhood Capital Improvement Plan, Volume III shall be updated annually to maintain a financially feasible plan which assures the adopted level of service standards will be achieved and maintained.

Policy 1.2.11

The Land Development Regulations shall continue to set provisions to determine what development is subject to concurrency adequacy determination. Concurrency adequacy shall document the additional capacity needed to serve the difference between the capacity to be consumed by the proposed additional development and the capacity generated or consumed by the existing development.



Policy 1.2.12

The Community Development director shall be responsible for monitoring development activity to ensure the development is consistent with the Comprehensive Plan. All existing and committed development and its impact on facilities subject to level-of-service standards shall be recorded. Monitoring shall include:

- (1) A monthly report of all new or amended development and zoning code regulations, including changes in zoning districts.
- (2) A monthly summary of all building permits.
- (3) A monthly summary of all permits issued for demolition of buildings.
- (4) A monthly summary of all certificates of occupancy.

Policy 1.2.13

The City's system to ensure adherence to the schedule of capital improvements is detailed in the Capital Improvements Implementation, Section X.

Policy 1.2.14

Determination of concurrency shall be made prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.

Policy 1.2.15

The Miami-Dade County Public School Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 1.2.16

The Miami-Dade County Public Schools Facilities Work Program dated September 2010 is incorporated by reference, and will be evaluated and updated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period. The updated Miami-Dade County Public Schools Facilities Work Program will be incorporated by reference into this Policy on an annual basis.

Policy 1.2.17

Appropriate mechanisms will be developed and adopted by the City of North Miami Beach in order to assure that adequate water supplies are available to all water users of the City of North Miami Beach Public Service Department. Furthermore, the City of North Miami Beach Public Services Department shall be responsible for monitoring the availability of water supplies for all water users of the City of North Miami Beach Public



Services Department and for implementing a system that links water supplies to the permitting of new development. (Capital Improvement Element, Policy 1.2.17).

Policy 1.2.18

- The City shall incorporate capital improvements affecting its levels of service by referencing the Capital Improvements Schedules of state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The City Schedule shall be maintained and updated annually. (Capital Improvement Element, Policy 1.2.18).

Objective 1.3

Major future development and redevelopment projects, as defined in Policy 1.3.2, shall pay 100 percent of the public improvement needs they generate and maintain level of service requirements.

Policy 1.3.1

The building permit review process shall continue to require on-site detention and drainage structures.

Policy 1.3.2

Sewer extension and connection thereto shall be required in the case of all new major developments with a building in excess of 10,000 square feet or generating more than 1,500 gpd.

Policy 1.3.3

Sidewalks abutting all public streets adjacent to a development shall be installed by the developer as a part of all new development.

Objective 1.4

The City shall continue to use a Concurrency Management system that integrates capital programming and development permitting, thereby assuring the timely provision of needed public improvements.

Policy 1.4.1

The City's Land Development Regulations shall continue to include a concurrency management system based upon the latest DCA guidelines. It shall include a mechanism requiring developers to pay their fair share of public facility improvements necessary.



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X. Public Education Facilities

Element

Goals, Objectives and Policies

Goal 1

The City shall cooperate with Miami-Dade County Public Schools (MDCPS) and other appropriate governmental agencies in the development, operation, and maintenance of a public education system, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of the City.

Objective 1.1

The City will coordinate with MDCPS towards the reduction of the overcrowding which currently exists in the MDCPS that are serving the residents of North Miami Beach while striving to attain an optimum level of service pursuant to Objective 1.2. Work in cooperation with MDCPS and other appropriate governmental agencies to provide additional solutions to overcrowding so that enrollment in schools serving the City residents will meet state requirements for class size by September 1, 2010.

Measure: Annual review by MDCPS to compare official enrollment of the school system with the number of student stations available to determine the current operating level of service.

Policy 1.1.1

The City shall cooperate with the MDCPS in their efforts to continue to provide new permanent student stations.

Policy 1.1.2

The City will cooperate with the MDCPS in their efforts to develop and implement alternative educational facilities, such as primary learning centers which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Policy 1.1.3

The City will cooperate with the MDCPS in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

Policy 1.1.4

The City shall seek the comments from the Miami-Dade County School Board



(School Board) to be considered on comprehensive plan amendments and other land use and zoning decisions which could impact the school district, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Objective 1.2

The City shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency., to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements., and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Measure: Annual review, in cooperation with all parties to the Interlocal Agreement for Public School Facility Planning, of the latest adopted Miami-Dade County Public Schools Facility Work Program to determine if the adopted concurrency levels of service standards are being met.

Policy 1.2.1

Upon public school concurrency becoming effective, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard shall be applicable in each public school concurrency service area (CSA) defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district-wide basis.

Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the MDCPS that are required to serve the residential development within their established Concurrency Service Area. Levels of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at or above 100% FISH capacity.

Policy 1.2.2

If demonstrated to be feasible, MDCPS and the City will strive for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) Capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public



School facilities that achieve 100% utilization of Permanent FISH Capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution to achieve the level of service standard during replacement, remodeling, renovation, or expansion of a public school facility. However, the LOS standard for concurrency purposes remains as established in Policy 1.2.1.

By December 2010, the City in cooperation with MDCPS will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH Capacity for all CSAs.

Policy 1.2.3

In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, or Southeast, see Figure 1A through 1D) as the proposed development: or
- b) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legally binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility ; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement is subject to approval by Miami-Dade County School Board and the City and must be identified in the Miami-Dade County Public School Facilities Work Program; or
- c) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the above conditions is met, the development shall not be approved.



Policy 1.2.4

Concurrency service areas shall be delineated to maximize capacity utilization, taking into account several factors, including transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieve socio-economic, racial, cultural and diversity objectives, and recognition of the timing of capacity commitments. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility.

Policy 1.2.5

The City, through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning in the 5-year schedule of capital improvements.

Policy 1.2.6

The Miami-Dade County Public School Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 1.2.7

Miami-Dade County Public Schools shall coordinate with the City to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year long-term planning periods, and to ensure that the adopted level of service (LOS) standard, including interim standards, will continue to be achieved and maintained. The City, through its annual update to the Capital Improvements Schedule, will incorporate by reference the latest adopted Miami-Dade County Public School Facilities Work Program and concurrency maps.

Objective 1.3

Obtain suitable sites for the development and expansion of public education facilities.

Measure: Annual inventory and assessment by MDCPS of its property.

Policy 1.3.1



In the selection of sites for future educational facility development, the City encourages MDCPS to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.

Policy 1.3.2

Where possible, the Miami MDCPS should seek sites which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.

Policy 1.3.3

When considering a site for possible use as an educational facility, the MDCPS should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy 1.3.4

When considering a site for possible use as an educational facility the MDCPS should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Policy 1.3.5

The City will continue to cooperate with MDCPS in utilizing public schools as emergency shelters during county emergencies.

Objective 1.4

The School Board, the County, and other appropriate jurisdictions shall establish and implement mechanism(s) or on-going coordination and communication to ensure the adequate provision of public educational facilities.

Measure: Number of coordination and communication mechanisms, including Interlocal Agreements, established and implemented.

Policy 1.4.1

The City shall coordinate and cooperate with the MDCPS, the State, and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 1.4.2

The location of future educational facilities should occur where capacity of other



public facilities and services is available to accommodate the infrastructure needs of the public education facility.

Policy 1.4.3

MDCPS should coordinate school capital improvement plans with the planned capital improvement projects of the City, County, and other relevant governmental agencies.

Policy 1.4.4

The City through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning, will coordinate with MDCPS, and applicable cities to annually review the Public Education Facilities Element and school enrollment projections and make amendments, if necessary.

Policy 1.4.5

The City through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning will coordinate with MDCPS, and applicable cities to annually review the MDCPS long range public school facility map with Map 1.23, the City of North Miami Beach Future Land Use Map.



XI. Monitoring and Evaluation

Citizen Participation:

In conjunction with one of the plan amendment cycles, the Planning and Zoning Board shall annually conduct a public workshop on the Comprehensive Plan. A status report shall be provided by the staff and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have a news story/announcement. The Board will then submit a report on the status of the Plan to the City Manager and City Council. This report may be accompanied by recommended amendments, using the normal amendment process.

Data and Objectives Update:

Prior to 2020, the City will prepare a methodology for compiling and analyzing Census data based on the 2010 results. The methodology will include a compilation block level and block group level data, will analyze data by neighborhood, and will be integrated with the City's GIS system. Upon receiving the data from the 2010 Census, the City will repeat the data compilation and produce a comparative analysis.

As a part of the annual Planning and Zoning Board workshop, pertinent measurable objectives will be the subject of review and comment by the staff preparing the status report. In addition, the staff will review appropriate Miami-Dade publications and the 2010 U.S. Census data, as they become available; highlights will be included in the report.

Five-Year Review:

In early 2011, the Community Development Director shall begin preparing the next Evaluation and Appraisal Report in conformance with statutory requirements and with special emphasis on the objectives and policies. The report will pinpoint obstacles to plan implementation and, update baseline data, and meet other statutory requirements. The due date for adoption is June 1, 2012.

Revised Objectives and Policies:

The planning staff shall prepare draft amendments to the goals, measurable objectives and policies based upon the above. The citizen participation procedures used in preparing the 1989 Plan (plus any future modifications thereto) shall be used in amending the Comprehensive Plan.



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