

CITY OF NORTH MIAMI BEACH, FLORIDA
Mixed-Use Districts Phase II: Mixed-Use
Neighborhood Center

Application to Amend the City of North Miami Beach
Comprehensive Plan



Winter 2019

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1. APPLICANT INFORMATION

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C. Name, Title, Address, Telephone, Facsimile Number And Email Of The Property Owner

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

D. Applicant's Reason For Amendment

Response: The Strategic Plan for the City of North Miami Beach was adopted in 2015. Among the goals that drive the Strategic Plan adopted in 2015 is to ensure that new growth and development is high-quality and provides a benefit to the City. In this context, a major goal of the City's Strategic Plan is to revitalize the City's Downtown and major corridors. It calls for the establishment of mixed-use districts within these areas. Previous rezoning efforts incorporated to the City's Code of Ordinances, specifically Section 24-Zoning Use Districts, Sec. 24-58 Mixed-Use District includes mixed-use zoning for the Downtown and a number of corridors. This Comprehensive Plan text and map amendment will continue to accomplish the objectives of the Strategic Plan, in addition to resolving

inconsistencies between the Comprehensive Plan and Zoning.

2. AMENDMENT SITE DESCRIPTION

A. Concise Written Description Of The General Boundaries And Gross Acreage Of The Proposed Amendment Site(s)

The amendment site is generally described as follows:

West Dixie Highway Mixed-Use Neighborhood Center District (MU-NC)

The West Dixie Highway Mixed-Use Neighborhood Center is already established on the City’s Future Land-Use Map. This District is being expanded to complete the mixed-use frontage of West Dixie Highway. The present District is 11.2 acres in gross land area and is being enlarged by 4.15 acres for a total of 15.35 acres. The present District comprises the lands facing on West Dixie Highway from NE 170th Street to NE 173rd Street. The proposed expansion of the MU-NC District is expanded north from NE 173rd Street to Greynolds Park and comprises the lands extended from West Dixie Highway to the present lands with Residential Medium Density land-use designation.

B. Provide A Sketch And Description Of The Area(S) Proposed To Be Amended

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

C. Provide A Map Clearly Indicating The Amendments’ Location, Boundaries, And Proposed Land-Use

Response: The map clearly indicating the amendments’ location, boundaries and proposed land-use is provided as Exhibit B.

3. EXISTING AND PROPOSED USES

A. Current And Proposed Future Land Use Map Designation(s) For The Amendment Site. If Multiple Land Use Designations, Describe Gross Acreage Within Each Designation

Response: The City of North Miami Beach adopted Future Land Use Map designations for the properties in each of the proposed mixed-use districts and the gross acreage in each designation is provided in Table 1. The City’s Adopted Future Land Use Map is provided in Exhibit C.

PROPOSED MIXED-USE DISTRICT	ADOPTED LAND USE DESIGNATION	GROSS ACREAGE BY LAND USE DESIGNATION	TOTAL DISTRICT NET ACREAGE IN PROPOSED MIXED-USE DESIGNATION
MIXED-USE NEIGHBORHOOD CENTER DISTRICT	MU-NC	11.2 Acres	15.35 Acres
	Business	4.15 Acres	

Table 1- Description of Gross Areas Composing Mixed-Use District

B. Current Future Land Use Map Designations For The Adjacent Properties

Response: The current adopted City Future Land Use Map designations of the surrounding properties are summarized in the Table 2, but are best viewed on a map since the areas being amended are so large and the edge conditions are so varied. The district boundary maps provided in Exhibit C show the current adopted land use

designations around the boundaries of the parcels. The most significant adjacent conditions relate to the location of lower intensity uses and Greynolds Park adjacent to the mixed-use district being proposed. Special design considerations related to the allowable building heights, rear setbacks and buffer requirements at the edges of the districts will be included in the zoning regulations to ensure the mixed-use development is compatible with established neighborhoods.

PROPOSED MIXED-USE DISTRICT	DIRECTION	ADJACENT LAND USE DESIGNATION
MIXED-USE NEIGHBORHOOD CENTER DISTRICT	North	Parks and Recreation
	South	Residential High Density and Recreation and Open Space
	East	Existing Rapid Transit/Future Rapid Transit
	West	Residential High Density

Table 2- Adjacent Land-Use Designation for each of the Proposed Mixed-Use Districts

C. Existing Use Of Proposed Amendment Site

PROPOSED MIXED-USE DISTRICT	Brief Description of Existing Uses
MIXED-USE NEIGHBORHOOD CENTER DISTRICT	This area is composed of an existing mixed-use zone that is being extended to to cover a parcel designated as Business and complete the total frontage of properties on West Dixie Highway. The Mixed-Use Neighborhood Center would be extended from NE 174th Street to the south boundary of Greynolds Park. It will comprise a single site that is presently vacant.

Table 3- Adjacent Land-Use Designation for each of the Proposed Mixed-Use Districts

D. Proposed Use Of The Amendment Site Including Proposed Square Footage For Each Nonresidential Use And/ Or Dwelling Unit Count. Please Provide Each Existing Nonresidential Use Square Footage And Existing Dwelling Units For Amendment Area

Response: The mixed-use district being expanded is provided with a “basket of rights” which establishes the total entitlements for the particular district and those rights are distributed geographically based on the specific regulating plans adopted for each district. This is different than the typical density/intensity method that establishes a unit per acre residential density and nonresidential lot coverage and height combination that applies to every individual parcel within a land use category. The total entitlements within the basket- of-rights for the mixed-use district is shown in Table 4. The existing development already within the district, which will be subtracted from the “basket” when determining net available entitlements, is shown in Table 5. If any existing square footage or residential units are demolished for redevelopment, those rights will be added back into the basket for redistribution on the same site or other sites within the district based on the plans for the parcel being redeveloped.

PROPOSED MIXED-USE DISTRICT	Residential Units	Non Residential Square Footage (Max.)
MIXED-USE NEIGHBORHOOD CENTER DISTRICT	875	500,000 sf

Table 4- Maximum Development for Proposed Land-Use Designation

PROPOSED MIXED-USE DISTRICT	Existing Residential Units	Existing Non Residential Square Footage (Estimate)
MIXED-USE NEIGHBORHOOD CENTER DISTRICT	0	93,478 sf

Table 5- Estimated Existing Built Development (as of January 2019)

Based on the total entitlements less the existing development, the mixed-use district will have the capacity for 875 additional residential units and 406,522 square feet of additional nonresidential uses.

E. Maximum Allowable Development Per Local Government Land Use Plans Under Existing Designation For The Site, Including Square Footage For Each Nonresidential Use And/Or Dwelling Unit Count

Response: The maximum residential units and nonresidential square footage allowed by the current Future Land Use designations within the proposed mixed-use area are summarized in Table 6.

CURRENT LAND-USE	Residential Units	Non Residential Square Footage (Max.)
MIXED-USE NEIGHBORHOOD CENTER DISTRICT	500	400,000
BUSINESS	96	949,064
TOTAL	596	1,349,064

Table 6- Maximum Development Under Current Land-Use Designations

F. Net Change In Allowable Development Per The Land Use Plan Under Existing Designation For The Site And Under Proposed Land Use Designations

Response: The net change in development rights for the proposed mixed-use district is provided in Table 7. The net change shows an overall net increase in residential units of 279 units (+46.8%) and a decrease in nonresidential square footage of 849,064 square feet (-63%). The basket of rights methodology does not assume the same building heights for every parcel within the district and establishes realistic intensities based on specific parcel size, location and adjacent land use characteristics. This clearly illustrates that the basket of rights methodology for determining density/intensity is a more specific and realistic approach to long-term planning and the balancing of land uses to provide for transit-oriented development.

PROPOSED MIXED-USE DISTRICT	Residential Units	Non Residential Square Footage (Max.)
MIXED-USE NEIGHBORHOOD CENTER DISTRICT		
Current Land-Use	596	1,349,064
Proposed Land-Use	875	500,000
Net Change	+279 (+46.8%)	-849,064 (-63%)

Table 7- Net Change in Total Development Rights By District and Cumulative

4. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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

A. Sanitary Sewer

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

Response: The existing MU-NC land use parcels are all served by sewer. Also, the proposed areas that form the extension of MU-NC are all served by sewer.

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

Response: The City of North Miami Beach is served by the Miami-Dade North Dade Wastewater Treatment Plant. The County has sewer treatment capacity of 375.5 MGD. Current flow is 343 MGD. Proposed build out of the mixed-use district proposed in this amendment would yield a minor increase in the current flow, yet remain well within the County’s sewer treatment capacity. It should be noted that even though this amendment results in a projected reduction in sanitary sewer demand, every project that is approved within the mixed-use districts being created herein will be required to meet sanitary sewer treatment concurrency at the time of site plan approval.

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

Response: The change in sanitary sewer demand from the proposed mixed-use amendment is summarized in Table 8.

PROPOSED MIXED-USE DISTRICT	Residential Units	Non Residential Square Footage (Max.)	Project Sanitary Sewer Generation (GPD)
MIXED-USE NEIGHBORHOOD CENTER DISTRICT			
Current Land-Use	596	1,349,064	314,084
Proposed Land-Use	875	500,000	175,555
Net Change	+279 (+46.8%)	-849,064 (-63%)	-138,529 (-44%)

Table 8- Net Change in Sanitary Demand

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

B. Potable Water

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

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

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

Response: The Norwood Oeffler Water Treatment Plant has capacity of 32 MGD and serves 170,000 people in North Miami Beach, Sunny Isles Beach, Aventura and a portion of unincorporated Miami-Dade. The plant currently treats 25.5 MGD and is expandable within current facilities to approximately 38.5 MGD with the addition of a RO membrane treatment skid and additional RO vessels plus associated pre- and post- treatment equipment.

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

Response: Raw water is supplied to North Miami Beach by 12 Biscayne Aquifer wells, ranging from 40 to 100 feet deep. The wells are located at the Norwood well field, including 7 wells located on the water plant site, and 5 wells offsite in nearby schools and public parks. The capacity of the wells ranges from 0.6 to 6 MGD, with a total capacity of 27 MGD. These wells are rotated on regular basis. Foreseeing limited water resources from traditional Biscayne Aquifer water, the city added the deeper Floridian Aquifer as another raw water source. The City’s SFWMD Water Withdrawal Permit #13-00060-W allows a maximum monthly withdrawal of 1,308.6 million gallons which is approximately 38 million gallons per day through 2027. This is an adequate water supply to serve the anticipated build out of the mixed-use district.

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

Response: Table 9 shows the water demand based on what can be developed under the current land use designation and what will be developed under the proposed land use designation.

PROPOSED MIXED-USE DISTRICT	Residential Units	Non Residential Square Footage (Max.)	Projected Potable Water Demand (GPD)
MIXED-USE NEIGHBORHOOD CENTER DISTRICT			
Current Land-Use	596	1,349,064	373,179
Proposed Land-Use	875	500,000	312,583
Net Change	+279 (+46.8%)	-849,064 (-63%)	-60,597 (-16%)

Table 9- Net Change in Potable Water Demand

* GPD Multiplier Based On City of North Miami Beach water level of service standards of 150 gpd per bedroom taken at 3 bedrooms per dwelling unit, and 10 gallons per 100 square feet per day for nonresidential (retail) uses.

C. Drainage

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

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

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

Response: The City of North Miami Beach is currently conducting a Stormwater Master Plan. However, the following drainage improvements are presently underway on NE 10th Avenue south of 163rd Street. Additional outfall replacements, funded by the City Stormwater Fund, are underway in Eastern Shores.

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

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

D. Solid Waste

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

Response: The Miami-Dade County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows. Based on the existing Interlocal Agreement with Miami-Dade County, as amended, and through the City's agreement with Waste Management, Inc. adequate solid waste capacity exists to service the proposed use.

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

Response: The proposed mixed-use amendments reduce solid waste projections by 70% due to the large decrease in nonresidential development created for the basket of rights versus the intensity measures that are currently adopted. All projects being proposed within the City of North Miami Beach will be required to determine the availability of solid waste capacity prior to site plan approval.

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

Response: Table 10 shows the change in solid waste demand under the current land use designation and what will be developed under the proposed land use designation.

PROPOSED MIXED-USE DISTRICT	Residential Units	Non Residential Square Footage (Max.)	Projected Solid Waste Demand (lbs/day)
MIXED-USE NEIGHBORHOOD CENTER DISTRICT			
Current Land-Use	596	1,349,064	102,084
Proposed Land-Use	875	500,000	31,127
Net Change	+279 (+46.8%)	-849,064 (-63%)	-70,957 (-70%)

Table 10- Net Change in Solid Waste Demand

* GPD Multiplier Based On City of North Miami Beach water level of service standards of 150 gpd per bedroom taken at 3 bedrooms per dwelling unit, and 10 gallons per 100 square feet per day for nonresidential (retail) uses.

E. Recreation and Open Space

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

Response: The adopted LOS standard for parks and recreation is 2 acres per 1,000 residents. The existing park acreage in North Miami Beach is 165.7 acres serving the current population of approximately 44,124 persons (US Census July 2017). This is a LOS for parks of 3.75 acres per 1,000 people, nearly double the adopted LOS standard.

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

Response: The following table shows the increase in population resulting from the additional residential units within the proposed mixed-use districts and the resulting increase in demand for parks. The current supply of park land is sufficient to meet the projected increase demand of +1.15 acres in park demand and still maintain the adopted 2 acre/1,000 LOS. This proposed amendments will increase the population by approximately 572 persons. This will increase the City’s potential future population at build out to just approximately 44,696. This population will require 89.392 acres of parks which is still below the 165.7 acres in the current park inventory.

As part of the regulatory procedure for implementing the mixed-use districts (See proposed Policy 1.8.6 in Exhibit D) a “Designated Open Space and Greenway Systems Regulating Plan” will be adopted for and govern each mixed-use district which will ensure that appropriate open space, particularly water front access (per proposed Policy 1.6.9) and park and recreational opportunities, be provided in each district. The draft regulating plans for the proposed district currently result in the addition of over 700 feet of new greenway (approximately 39,200 sf) and 5,000 sf of public open space. The planned open space and greenway systems, within the district will sufficiently mitigate the additional impact from this mixed-use amendment.

PROPOSED MIXED-USE DISTRICT	Residential Units	Projected Population Based on 2.05 PPH	Projected Park Demand (2ac/1,000pp)
MIXED-USE NEIGHBORHOOD CENTER DISTRICT			
Adopted Land-Use	596	1,222	2.44 acres
Proposed Land-Use	875	1,794	3.59 acres
Net Change	+279 (+46.8%)	+572 (+46.8%)	+1.15 acres (+46.8%)

Table 11- Net Change in Park and Recreation Demand

F. Traffic Circulation

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

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

PROPOSED MIXED-USE DISTRICT	Residential Units	Non Residential Square Footage (Max.)	Projected Average Daily Trips
MIXED-USE NEIGHBORHOOD CENTER DISTRICT			
Adopted Land-Use	596	1,349,064	51,139
Proposed Land-Use	875	500,000	18,488
Net Change	+279 (+46.8%)	-849,064 (-63%)	-32,651 (-64%)

Table 12- Net Change in Traffic Generation

Source: Institute of Traffic Engineers Trip Generation Manual, Volume 9 FEHR PEERS Mixed-Use Trip Generation Model V.4.0; Commercial assumed to be retail

G. Mass Transit

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

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

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

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

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

H. Public Education

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

Response: The student generation of the proposed additional units being assigned to the mixed- use districts in this application are shown in Table 13.

PROPOSED MIXED-USE DISTRICT	Residential Units	Additional Elementary School Students	Additional Middle School Students	Additional High School Students	Total Student Generation
MIXED-USE NEIGHBORHOOD CENTER DISTRICT					
Proposed Land-Use	875	59	32	35	126

Table 13- Student Generation

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

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

- For the Mixed-Use Neighborhood Center District, as noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density, which gener-

ates 126 students; 59 elementary, 32 middle and 35 senior high students. At the time of this amendment, all levels have sufficient capacity available to serve the application.

5. ANALYSIS OF NATURAL AND HISTORICAL RESOURCES

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

A. Historic Sites, Historic Districts On The National Register Of Historic Places Or Locally Designated Historic Sites Or Archaeological Sites Listed On The Florida Master Site File

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

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

- 1751 NE 162 Street: Original structure built in 1925, presently the Italian American Civic Association.
- 1945 NE 167 Street: Built in 1930, single family home.
- Fulford-by-the Sea Marker, NE 171 Street and NE 22 Avenue: Constructed in 1924 to commemorate the founding of the City of Fulford, as North Miami Beach was known prior to incorporation.
- 16140 NE 18 Avenue: Believed to be the site of the first home built in 1890 by Captain William H. Fulford, founder of this area.
- 1634 NE 171 Street: Built in 1926, single family home. Significant alternations to original structure.
- 1731 NE 171 Street: Built in 1920, single family home. Significant alterations to original structure.
- Old Spanish Monastery, 16711 W. Dixie Highway: Monastery of St. Bernard of Clarvaux; Cistercian Monastery of Sacramenia, Segovia, Spain, built in 1141 A.D., reconstructed in Florida 1952-1953. The architecture is Spanish Romanesque and early Spanish Gothic. The cloister, most notably its chapter house, is a representative example of 12th-century Spanish ecclesiastic architecture. Purchased by William Randolph Hearst in 1925 and reconstructed by Allen Carswell, who built the Cloisters in New York. The building is presently an Episcopal Church.

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

- Oleta River North of Sunny Isles Boulevard
- Land South of Sunny Isles Boulevard and West of the Oleta River
- The Arch Creek Area

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

B. Wetlands

Response: There are no mapped wetlands within the developable area of the mixed-use district.

C. “Endangered” Or “Threatened Species” Or “Species Of Special Concern” Or “Commercially Exploited” As Per The Florida Fish And Wildlife Conservation Commission (Fauna), The U.S. Fish And Wildlife Service (Flora And Fauna), Or The Florida Department Of Agriculture And Consumer Services (Fauna). If Yes, Identify The Species And Show The Habitat Location On A Map

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

D. Plants Listed In The Regulated Plant Index For Protection By The Florida Department Of Agriculture And Consumer Services

Response: There are no known regulated plants within the developable area of of the mixed-use district, however, all projects proposed within any mixed-use district, which may affect regulated plants will be required to submit an environmental impact analysis during the site plan approval process.

E. Wellfields – Indicate Whether The Amendment Is Located Within A Wellfield Protection Zone. If So, Specify The Affected Zone And Any Provisions Which Will Be Made To Protect The Wellfield

Response: The mixed-use area is not within a wellfield protection zone. All wells are located west of the mixed-use areas.

6. AFFORDABLE HOUSING

Describe how the local government is addressing affordable housing.

Response: The adoption of the mixed-use districts will allow a full range of housing opportunities. It is anticipated that the City will conduct a future affordable housing inventory and analysis to assess the current affordable housing situation and obtain recommendations that address future demand.

7. LAND-USE COMPATIBILITY

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

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

8. HURRICANE EVACUATION

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

Response: The proposed mixed-use district is not within the Hurricane High Hazard Area (those properties that

must evacuate in a Category 1 or higher hurricane).

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

9. REDEVELOPMENT ANALYSIS

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

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

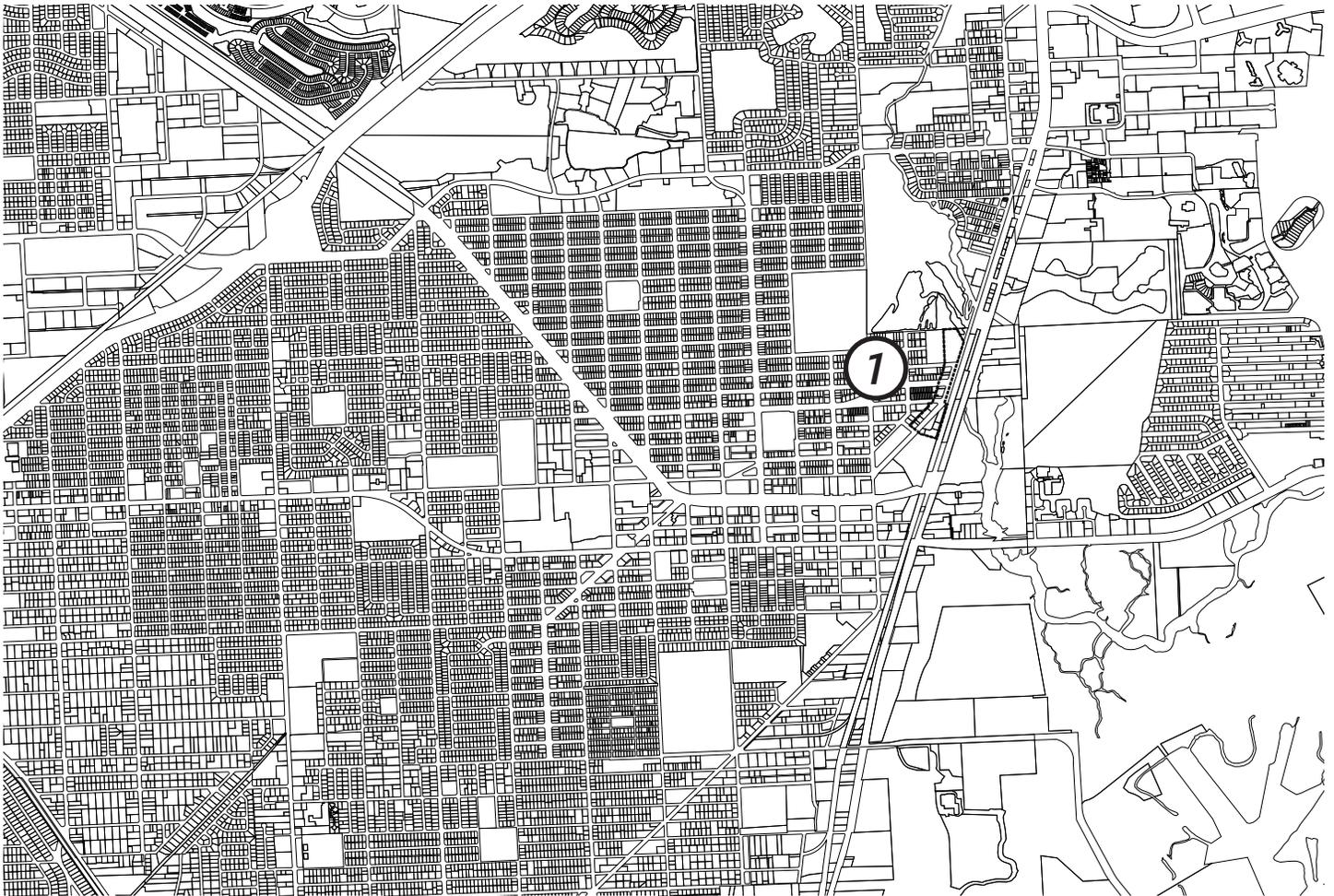
10. CONSISTENCY WITH CITY COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

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

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

EXHIBITS

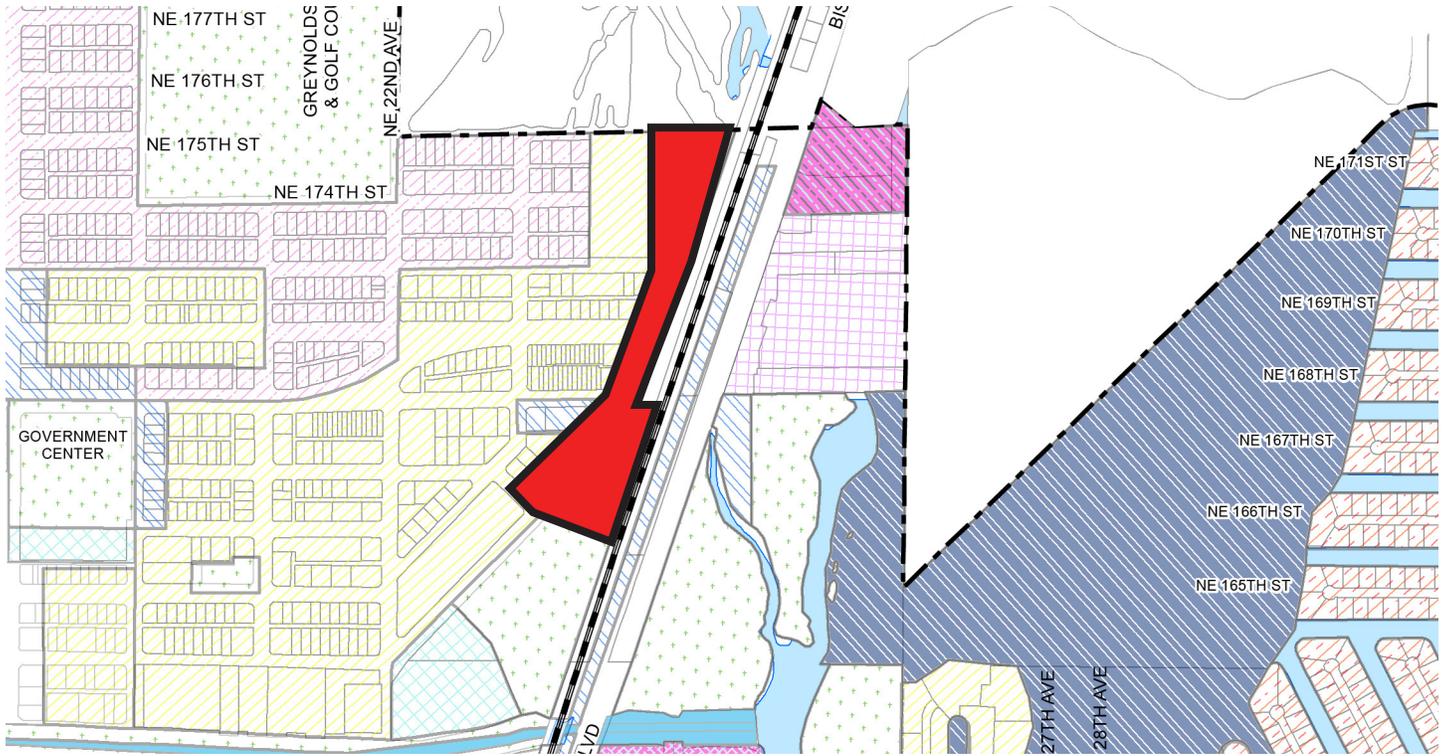
EXHIBIT A. SKETCH AND LEGAL DESCRIPTION



PROPOSED MIXED-USE DISTRICT	DESCRIPTION	EXISTING LAND-USE	PROPOSED LAND-USE
1	Area Along West Dixie Highway Between Ne 170th Street And Greynolds Park	Mixed-Use Neighborhood Center District (MU-NC) Business	Mixed-Use Neighborhood Center District (MU-NC)

Table 14- LAND-USE CHANGE TABLE

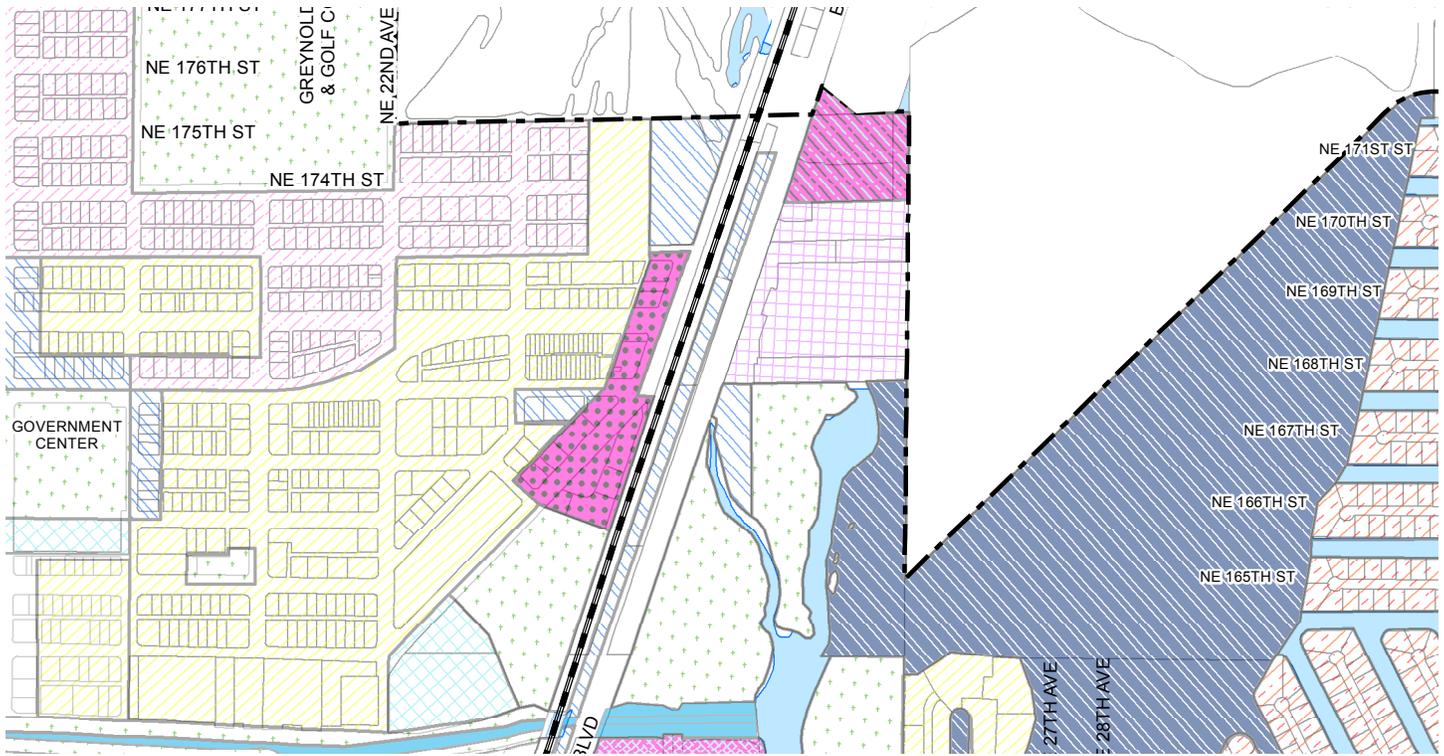
EXHIBIT B. PROPOSED FUTURE LAND-USE MAP



LEGEND:

- - - - - COASTAL HIGH HAZARD AREAS
- CITY LIMITS
- NOTE: URBAN DEVELOPMENT BOUNDARY AREA WITHIN CORPORATE BOUNDARIES EAST OF I-95 IS DESIGNATED AS URBAN INFIL AREA AND TRANSPORTATION CONCURRENCY EXCEPTION AREA
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- BUSINESS
- PUBLIC AND QUASI-PUBLIC
- RECREATION AND OPEN SPACE
- INDUSTRIAL
- MIXED USE
- MU/TC FULFORD MIXED USE TOWN CENTER
- MU/NC MIXED USE NEIGHBORHOOD CENTER
- MU/NWF MIXED USE NORTH WATERFRONT
- MU/SWF MIXED USE SOUTH WATERFRONT
- MU/EFW MIXED USE EAST WATERFRONT
- MU/EC MIXED USE EMPLOYMENT CENTER
- MU/C MIXED USE CORRIDOR
- WATER

EXHIBIT C. ADOPTED FUTURE LAND-USE MAP



LEGEND:

- COASTAL HIGH HAZARD AREAS
- CITY LIMITS
- NOTE: URBAN DEVELOPMENT BOUNDARY AREA WITHIN CORPORATE BOUNDARIES EAST OF I-95 IS DESIGNATED AS URBAN INFIL AREA AND TRANSPORTATION CONCURRENCY EXCEPTION AREA
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- BUSINESS
- PUBLIC AND QUASI-PUBLIC
- RECREATION AND OPEN SPACE
- INDUSTRIAL
- MIXED USE
- MU/TC FULFORD MIXED USE TOWN CENTER
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- MU/EFW MIXED USE EAST WATERFRONT
- MU/EC MIXED USE EMPLOYMENT CENTER
- MU/C MIXED USE CORRIDOR
- WATER

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

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 1.8

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 1.8.2 (amend portion as follows:)

W. Dixie Highway MU/NC, Mixed-Use Neighborhood Center: This ~~36.5~~ 15.35 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 City line at Greynolds Park. The maximum allowable residential development is ~~500~~ 875 units and ~~400,000~~ 500,000 square feet of nonresidential development. The MU/NC zoning district is the only zoning classification applicable under the MU/NC land use category.

Policy 1.8.7 (amend portion as follows:)

W. Dixie Highway MU/NC - ~~appropriate protection of Greynolds Park.~~ assuring compatibility with adjacent Greynolds Park, through such appropriate design mechanisms as landscape buffers, fences, walls, and other edge treatments and building design elements.

Policy 1.8.8 (amend portion as follows:)

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 project")~~ there shall be a Transitional Area adjacent to the ~~adjacent lower density property~~ single-family residential property. The Transitional Area shall extend for the length of the portion of the mixed use ~~property~~ 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.

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

Future Land Use Element

Goals, Objectives, and Policies

Goal 1

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

Policy 1.1.8

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

Objective 1.2

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

Policy 1.2.5

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

Policy 1.2.6

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

Policy 1.2.7

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

Policy 1.2.8

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

Policy 1.2.11

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 1.2.14

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

Policy 1.2.15

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

Policy 1.2.17

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

Policy 1.2.18

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

Policy 1.3.3

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

Objective 1.6

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

Policy 1.6.1

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

Policy 1.6.4

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

Objective 1.12

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

Transportation Element

Goals, Objectives, and Policies

Policy 1.2.7

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

Policy 1.2.8

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

Policy 1.2.10

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

Policy 1.2.11

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

Policy 1.4.13

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 1.5.3

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.

Objective 1.6 Land Use / Transportation Compatibility

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

Policy 1.6.3

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

Policy 1.6.4

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

Policy 1.6.5

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

Conservation Element

Goals, Objectives, and Policies

Policy 1.1.5

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

Policy 1.6.1

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

Policy 1.6.3

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

Recreation and Open Space Element and Educational Facilities

Goals, Objectives, and Policies

Policy 1.3.1

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