

City of North Miami Beach Welcomes You

CITY COMMISSION

Public Workshop

December 17th, 2019

Mixed-Use Zoning Study Phase II

NE 167th/163rd Street Corridor Commercial Corridor
Expansion of Mixed-Use Neighborhood Corridor (MU/NC)

EMAIL: NMBCOMDEV@citynmb.com





BA Bermello Ajamil & Partners

OUR TEAM

Bermello Ajamil and Partners

Alfredo C. Sanchez AIA, AICP
Partner-Senior Planner-Architect

Lambert Advisory

Eric Liff
Principal

Traf Tech Engineering Inc

Joaquin Vargas
Senior Transportation Engineer

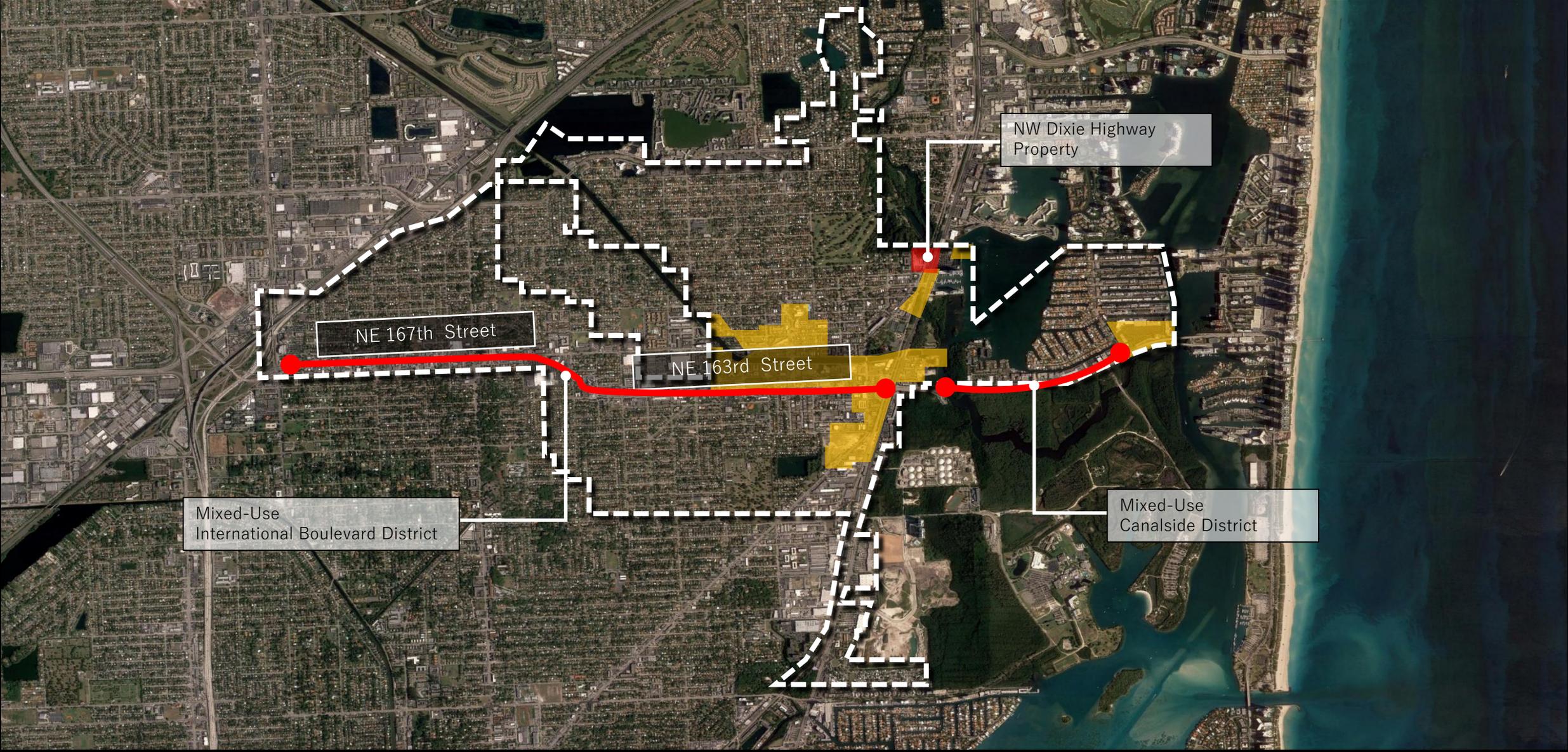
WORKSHOP AGENDA

1. Project Scope
 2. Project History
 3. Stakeholder Engagement
 4. Unique Opportunities
 5. Impact Summary
 6. Next Steps
- 
- An aerial, isometric view of a modern urban development. The scene features several multi-story buildings with varying heights and architectural styles. Some buildings have rooftop swimming pools with lounge chairs. The area is interspersed with green spaces, trees, and parking lots. The overall color palette is a warm, golden-yellow, giving it a stylized, conceptual appearance.

PROJECT SCOPE



NMB Phase 2 MU Zoning Update



Mixed-Use International Boulevard District

NE 167th Street

NE 163rd Street

NW Dixie Highway Property

Mixed-Use Canalside District

WHY ARE WE DOING ALL OF THIS?

- Build a sense of community identity
- Change in lifestyle priorities
 - Live/Work/Play within walking/biking distance to each other
 - Reduced time spent in car and more time with family and friends

WHY ARE WE DOING ALL OF THIS?

- Focus on environmental sustainability
 - Development that responds to multi-modal transportation
 - Solutions to mitigate sea-level rise
 - People want more public open space in our urban areas
- Fix discrepancy between the existing Land-Use Plan and Zoning

FROM A DRIVE-THROUGH TO A DRIVE-TO COMMUNITY



MIXED-USE INTERNATIONAL BOULEVARD (BEFORE) (NORTH)



MIXED-USE INTERNATIONAL BOULEVARD (AFTER) (NORTH)



MIXED-USE INTERNATIONAL BOULEVARD (BEFORE) (SOUTH)



NE 6th Avenue

NE 167th Street

MIXED-USE INTERNATIONAL BOULEVARD (AFTER) (SOUTH)



MIXED-USE CANALSIDE (BEFORE) (NORTH)



NE 167th Street

CS SITE NORTH MIAMI BEACH

MIXED-USE CANALSIDE (AFTER) (NORTH)



MIXED-USE CANALSIDE (BEFORE) (SOUTH)



MIXED-USE CANALSIDE (AFTER) (SOUTH)



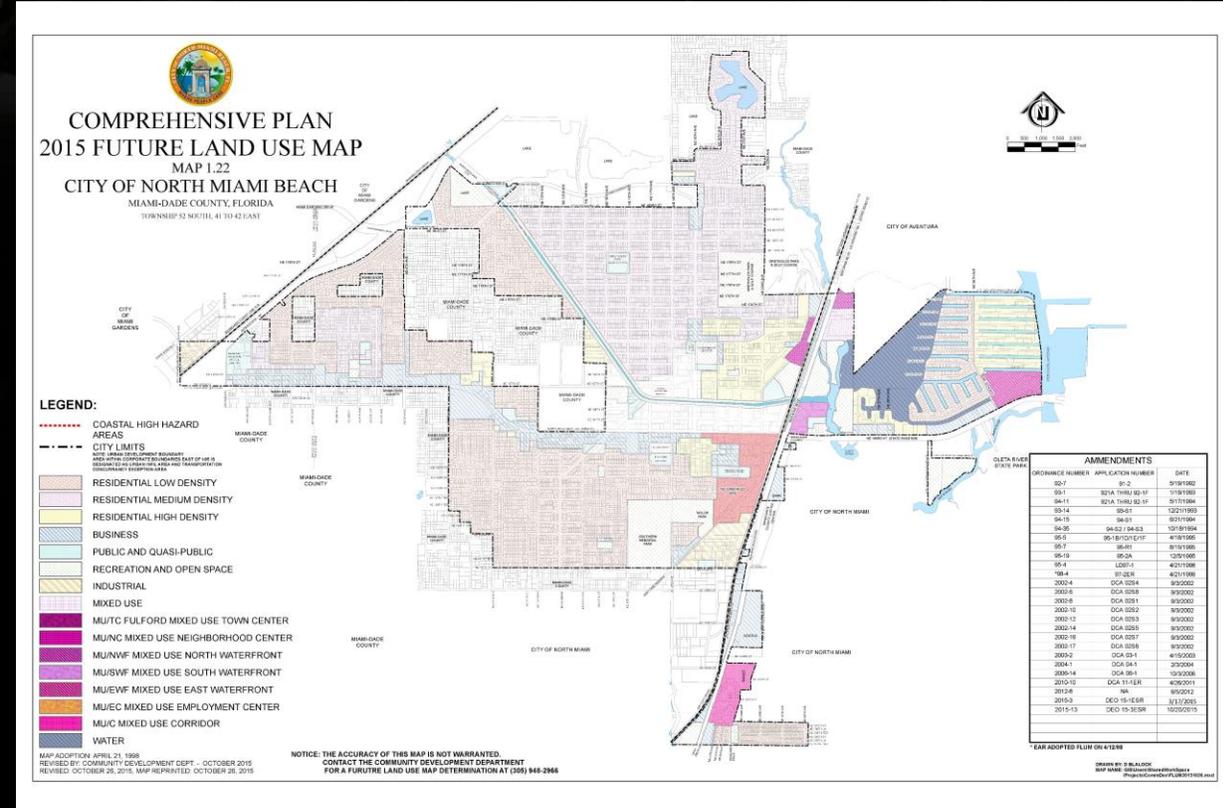
HOW DO WE ACCOMPLISH THIS?

Comprehensive Plan Update

- Blue print for orderly and sustainable land development over the next decade and beyond.

- Outlines City goals, objectives and policies

- Land development
- Transportation
- Infrastructure
- Housing
- Conservation
- Coastal Mgt
- Parks
- Schools



HOW DO WE ACCOMPLISH THIS?

Form-Based Zoning Code

- Obtained through the consensus vision of the community
- Emphasize site design, building form, street character
- Mixture of compatible uses that encourages pedestrian activity and supports transit
- Requires public open space, tree-lined streets, waterfront promenades and greenways



STAKEHOLDER ENGAGEMENT



HOLISTIC PLANNING APPROACH

Stakeholder Engagement

- Exhaustive and thorough public outreach campaign
- Consists of 50+ meetings ranging from internal staff discussions to public workshops
- Build-in community input and design considerations that address what is important to those in NMB

DATE	AREA	TYPE OF MEETING
10/12/2017	MU/CS	Internal Team
	MU/IB	Internal Team
10/20/2017	MU/CS	Stakeholder Meeting
	MU/CS	Stakeholder Meeting
10/30/2017	MU/CS	Stakeholder Meeting
11/1/2017	MU/CS	Stakeholder Meeting
12/5/2017	MU/CS/DIXIE	Internal Team
1/17/2018	MU/CS/DIXIE	Internal Team
1/29/2018	MU/CS/DIXIE	Internal Team
	MU/IB	Internal Team
1/30/2018	MU/CS/DIXIE	Stakeholder Meeting
1/31/2018	MU/CS	Stakeholder Meeting
2/9/2018	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
2/12/2018	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
2/16/2018	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
2/26/2018	MU/CS	Stakeholder Meeting
3/28/2018	MU/CS/DIXIE	Public Workshop
	MU/IB	Public Workshop
3/29/2018	MU/CS/DIXIE	Stakeholder Meeting
4/18/2018	MU/CS/DIXIE	Internal Team
	MU/IB	Internal Team
7/26/2018	MU/IB	Internal Team
7/31/2018	MU/IB	Public Workshop
8/7/2018	MU/IB	Stakeholder Meeting
	MU/IB	Stakeholder Meeting
11/19/2018	MU/IB	Agency Coordination
11/21/2018	MU-IB	Agency Coordination
12/7/2018	MU/IB	Internal Team
2/26/2019	Dixie	Agency Coordination
7/18/2019	MU/CS	Internal Team
	MU/IB	Internal Team
8/7/2019	ALL	Public Workshop



Internal Team

Stakeholder

One-on-One (Elected Official)

Agency Coordination

Public Workshop

ON-GOING COORDINATION

AUGUST 7TH 2019

- Form-Based Code Workshop

SEPTEMBER 24TH-25TH

- One-on-One Meetings with NMB Elected Officials

DECEMBER 12TH-13TH

- One-on-One Meetings with NMB Elected Officials

DECEMBER 17TH

- Mixed-Use Phase II Final Workshop



CONTINUED INPUT AND REFINEMENT

- The City maintains a high standard of all development
 - Demand “WOW Factor” for everything that gets approved
- Implement concepts to improve health benefits, make people more active
 - Help seniors live healthy, active lives
- Continued focus on collaboration with Miami-Dade County PROS
- Implement standards that are “district-wide” and be careful not to spot zone areas
- Create places within NMB, where people are attracted to and remember
- Be a part of a legacy that is shaping the future of this City and demonstrate positive progress

UNIQUE OPPORTUNITIES



URBAN DESIGN

- Improve quality of Urban Design on the Corridor
- Architecture designed for the human scale
- Improved network of open spaces
- Transition and Buffering from less intense uses
- BE A GOOD NEIGHBOR



IMPROVED NETWORK OF OPEN SPACES



TRANSITION AND BUFFERING

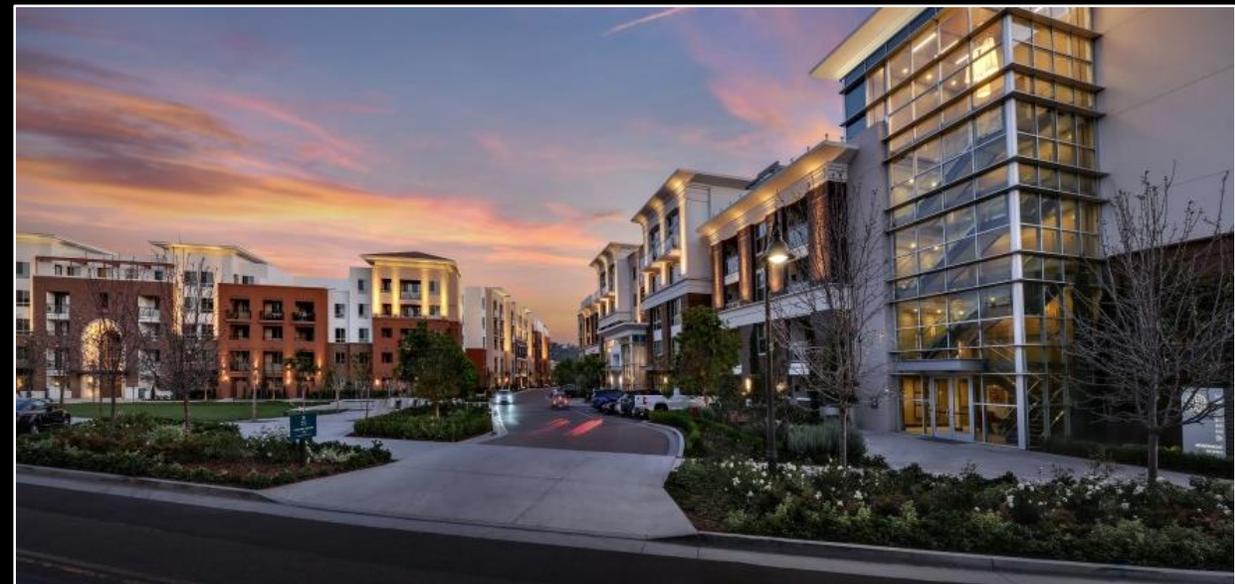


TRANSITION AND BUFFERING



MIXED-USES

- Integrate 2 or more related-uses
- Economic benefits include:
 - area revitalization,
 - increased private investment,
 - improved business climate
- Reduction of sprawl
- Promotes a healthy lifestyle



MIXED-USES



ACTIVE STREET FRONTAGES

- Transition from the public (the street) to private (development)
- Enhances public security and passive surveillance by maintaining more eyes on the street
- Unique architecture improves overall design of the street and building character



ACTIVE STREET FRONTAGE



ACTIVE STREET FRONTAGE



URBAN VILLAGES

- Unique place as a hub for specialized mixed-use development
- Contemporary architectural design with “international details”
- Open space designs reflective of the images of international styles
- Opportunities to host community festivals/events in the same style of many places around the world



URBAN VILLAGES



URBAN VILLAGES



San Diego

IMPACT SUMMARY



SUMMARY OF DEVELOPMENT POTENTIAL

- Proposed Reduction in total non-residential entitlements
- Realistic basket of rights to be shared district-wide
- Net reduction in non-residential accounts for a decrease in trips generated by new development
- Better balance of land-use mix and better jobs-housing balance
 - Facilitate walking, biking and transit use

LAND-USE MIX & NMB INFRASTRUCTURE IMPACTS

MIXED-USE INTERNATIONAL BOULEVARD	COMPREHENSIVE LAND-USE PLAN			
	RESIDENTIAL UNITS		NON-RESIDENTIAL AREA (SF)	
	CURRENT	PROPOSED	CURRENT	PROPOSED
	3,382	5,293	50,417,175	10,846,580

NMB INFRASTRUCTURE	CURRENT LAND-USE	PROPOSED LAND-USE	% CHANGE IMPACT
Sanitary Sewer (gallons/day)	5,718,056	2,143,274	(- 63%)
Potable Water (gallons/day)	6,563,478	3,466,544	(- 47%)
Solid Waste (lbs/day)	2,544,531	606,381	(- 77%)
Traffic (Trips)	1,227,419	298,318	(- 76%)

LAND-USE MIX & NMB INFRASTRUCTURE IMPACTS

MIXED-USE CANALSIDE	COMPREHENSIVE LAND-USE PLAN			
	RESIDENTIAL UNITS		NON-RESIDENTIAL AREA (SF)	
	CURRENT	PROPOSED	CURRENT	PROPOSED
	596	875	1,349,064	500,000

NMB INFRASTRUCTURE	CURRENT LAND-USE	PROPOSED LAND-USE	% CHANGE IMPACT
Sanitary Sewer (gallons/day)	763,570	485,960	(- 36%)
Potable Water (gallons/day)	833,283	827,440	(- 1%)
Solid Waste (lbs/day)	616,952	66,974	(- 79%)
Traffic (Trips)	154,039	42,035	(- 73%)

LAND-USE MIX & NMB INFRASTRUCTURE IMPACTS

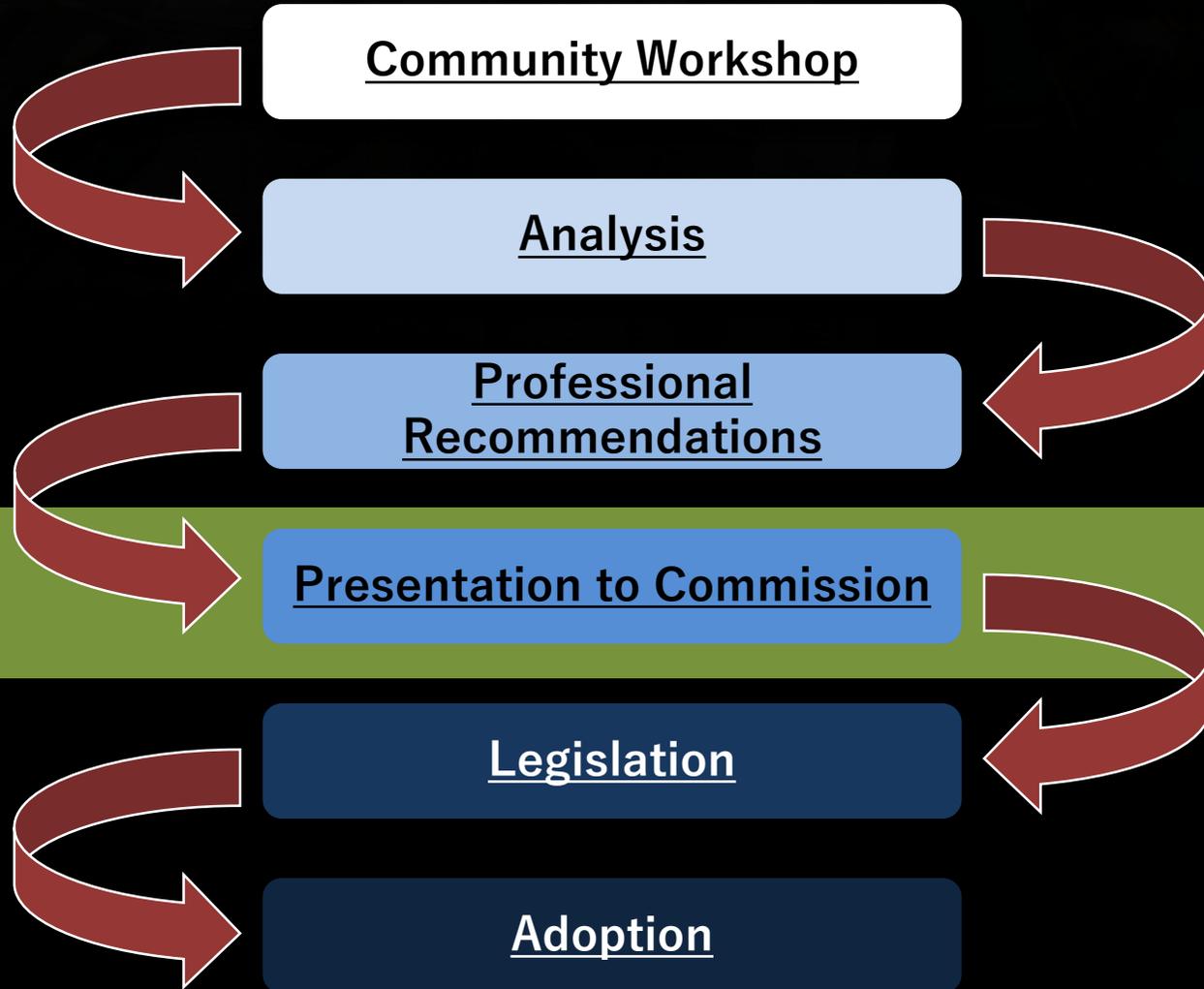
MIXED-USE NEIGHBORHOOD CENTER	COMPREHENSIVE LAND-USE PLAN			
	RESIDENTIAL UNITS		NON-RESIDENTIAL AREA (SF)	
	CURRENT	PROPOSED	CURRENT	PROPOSED
	596	875	1,349,064	500,000

NMB INFRASTRUCTURE	CURRENT LAND-USE	PROPOSED LAND-USE	% CHANGE IMPACT
Sanitary Sewer (gallons/day)	314,084	175,555	(- 44%)
Potable Water (gallons/day)	373,179	312,583	(- 16%)
Solid Waste (lbs/day)	102,084	31,127	(- 70)
Traffic (Trips)	51,139	18,488	(- 64%)

NEXT STEPS



DISCUSSION — Process Going Forward



DISCUSSION — Process Going Forward



Upload documents to website for comments

Document revisions and refinement

Final Workshop

Planning and Zoning Presentation

City Commission 1st Reading

City Commission 1st Reading

Comprehensive Plan Transmittal

Miami-Dade County

State of Florida

Address Comments

City Commission 2nd Reading and Adoption

IMPORTANT DATES

- February-March 2020
 - Planning and Zoning Board Public Hearing (all items)
- March-April 2020
 - City Commission Public Hearing 1st Reading (all items)
- April-May 2020
 - City Commission Public Hearing 2nd Reading (Mixed-Use General Code Clean up Amendments only)
- July-September 2020*
 - City Commission Public Hearing 2nd Reading (all items)
 - *Comp Plan Review involves State, County and Regional Agencies' review and is dependent on their staff review, times may vary
 - City Staff and B&A will make every effort to expedite agency reviews where possible

STAY INVOLVED!



NMBCOMDEV@citynmb.gov



WEBSITE

<https://www.citynmb.com/1168/Mixed-Use-Form-Based-Zoning---Phase-2>