NORTH MIAMI
FLORIDA
776 N.E. 125 Street, North Miami, Florida 33161

Staff Report

Date: October 13th, 2015

To: The Honorable Mayor and City Council Members

From: Tanya Wilson-Séjour, AICP, Planning, Zoning & Development Director

Re: 2015 Evaluation & Appraisal Review Based Amendments

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING THE EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 73C-49, FLORIDA ADMINISTRATIVE CODE, AND SECTION 163.3191, FLORIDA STATUTES (2014); AMENDING THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, PARKS & RECREATION, INTERGOVERNMENTAL COORDINATION, ECONOMIC, PUBLIC SCHOOL FACILITIES, AND CAPITAL IMPROVEMENTS ELEMENTS OF THE NORTH MIAMI COMPREHENSIVE PLAN; ADDING A CLIMATE CHANGE ELEMENT TO THE NORTH MIAMI COMPREHENSIVE PLAN; PROVIDING FOR ANNUAL UPDATE TO THE CAPITAL IMPROVEMENT ELEMENT SPECIFIC TO CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR DATA AND ANALYSIS SUPPORTING ADOPTION OF GOALS, OBJECTIVES AND POLICIES OF THE ELEMENTS; PROVIDING FOR TRANSMITTAL AND SUBSEQUENT ADOPTION OF AMENDMENTS, ADDITIONS AND DELETIONS TO THE GOALS, OBJECTIVES AND POLICIES OF THE ELEMENTS; PROVIDING FOR TRANSMITTAL OF SUCH PROPOSED AMENDMENTS TO THE STATE LAND PLANNING AGENCY FOR REVIEW IN ACCORDANCE WITH SECTION 163.3184(3), FLORIDA STATUTES (2014); PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

RECOMMENDATION

That the Mayor and City Council adopt the proposed ordinance to update the City's Comprehensive Plan and transmit the 2015 Evaluation and Appraisal Review (EAR) Based Amendments to the Florida Department of Economic Opportunity (the State Land Planning Agency) and all other applicable agencies, as required in Rule Chapter 73C-49, F.A.C., Section 163.3191, F.S. and Section 163.3184, F.S.

PREVIOUS CITY COUNCIL ACTIONS

The proposed EAR-Based Amendments to the City's Comprehensive Plan item are being placed on this October 13, 2015 City Council meeting agenda at the request of Councilman Désulmé. In accordance with Article 3, Division 3, Section 3-302(A)(1) of the City's Land Development Regulations (LDRs), notice of the proposed amendments were published in the Miami Herald, which is newspaper of general circulation in Miami-Dade County at least ten (10) days prior to this meeting. The item has been considered by the City Council twice before, but were never able to achieve the concurrence of supermajority of the Council, as currently required in Policy 1.1.3 of the Future Land Use Element of the 2007 Ear-Based Amendments to the Comprehensive Plan. The following summarizes the previous actions taken by the City Council on the proposed EAR-Based Amendments to the City's Comprehensive Plan.

- **AUGUST 25 2015 CITY COUNCIL MEETING**

  The proposed EAR-Based Amendments to the City's Comprehensive Plan were first considered by the City Council at its August 25th, 2015 meeting. While ten (10) of the actual eleven (11) Elements of the proposed Amendments were unanimously passed, a consensus could not be reached on the Future Land Use Element (FLUE). Specifically, the City Council disagreed on the proposed text amendment to Policy 1.2.3, which would allow future changes in densities and intensities by concurrence of a **Majority (3 affirmative votes)**, instead of a **Supermajority (4 affirmative votes)**, of the City Council, as currently required. As a result, motions to approve the FLUE and, subsequently, the Amendments in their entirety only received a vote of 3-2, (the two (2) dissenting votes were cast by Council-persons Carol Keys and Scott Galvin), failing thereby to achieve the required supermajority vote of the Council. That notwithstanding, the Council sill voted unanimously to have the consultant conduct a feasibility study to assess the potential impacts of the recommended heights and densities that are to be reflected on the proposed Future Land Use Map (FLUM). **The following table provides a breakdown of the actions taken by the City Council on the motions to approve the respective Plan Elements at the August 25, 2015 meeting:**

COMPREHENSIVE PLAN ELEMENT	CITY COUNCIL ACTION
FUTURE LAND USE	Failed 2-3[1]
TRANSPORTATION	Passed 5-0 with Amendments[2]
HOUSING	Passed 5-0 with no Amendment
INFRASTRUCTURE	Passed 5-0 with no Amendment
COASTAL MANAGEMENT	Passed 5-0 with no Amendment
CONSERVATION	Passed 5-0 with no Amendment
PARKS & RECREATION	Passed 5-0 with no Amendment
INTERGOVERNMENTAL COORDINATION	Passed 5-0 with no Amendment
ECONOMIC	Passed 5-0 with no Amendment
PUBLIC SCHOOL FACILITIES	Reserved – No Votes
CAPITAL IMPROVEMENT	Passed 5-0 with no Amendment
CLIMATE CHANGE	Passed 5-0 with no Amendment

At the end of that meeting, the City Council directed the consultants to prepare a Feasibility Study, which would help guide the character of redevelopment in the City. More specifically, the Council wanted the consultants to evaluate the proposed increase in permitted building height, on the following corridors:

a) NW 119th Street west of I-95 at 300 feet;
b) NW 7th Avenue (east side) at 300 feet;
c) West Dixie Highway (northeast of the Central Business Commercial area) at 300 feet;
d) A segment of Biscayne Boulevard at 150 feet (110 feet plus 40 a potential maximum bonus height of 40 feet); and
e) Mid Bay Club and Mariner's Bay properties on North Bayshore Drive.

- **SEPTEMBER 21 2015 CITY COUNCIL MEETING**

The proposed EAR-Based Amendments were considered for a second time by the City Council at its September 21st, 2015 meeting after the two (2) dissenting council-persons, Miss Carol Keys and Mr. Scott Galvin who voted on the prevailing side at the August 25th, 2015 meeting had requested that the item be placed on said meeting agenda for

[1] City Council voted unanimously to conduct a Feasibility Study.
[2] These amendments involve text changes (1) to Policy 2A.2.6 to include the Miami-Dade Express Authority (MDX) as additional agency with which the City shall partner to implement mobility strategies, as proposed by Mayor Smith Joseph; and (2) to Policy 2A.4.5 to read "shall consider performing a traffic circulation study," instead of "shall perform a traffic study," as proposed by Councilor Carol Keys.

reconsideration. At that meeting, the consultants of the Mellgren Planning Group presented a feasibility study to the Council, which, as directed, evaluated from both an urban planning and urban design perspectives, the implications of the heights and densities proposed by the Council at the August 25 meeting. The findings of that study can be reviewed in the Summary of Height, Density and Urban Design Study enclosed in this report.

Following the consultants' presentation and public comments from residents, the City Council took the following actions.

1. Councilman Bien-Aimé made a motion to allow a maximum permitted height of 110 feet along West Dixie Highway, as recommended by the consultants, and to change the current Medium Density Residential (75 ft., 16.3 du/ac) land use designation of Rucks Park to Mixed-Use High Density (75 ft. 40 du/ac); said land use map amendment to also include the three (3) lots along NE 5th Avenue, which are currently owned by the Community Redevelopment Agency (CRA). Seconded by Councilman Galvin, the motion passed 5-0 by roll call vote.

2. Councilman Désulmé made a motion to keep the maximum height on the north side of N.W. 119th Street, from N.W. 7th Avenue to N.W. 17th Avenue, to 55 feet as currently permitted in the Commercial/Office land use designation of the area, to have the maximum height permitted on the east side of N.W. 7th Avenue, from N.W. 119th Street to N.W. 143rd Street at 200 feet, and to change the Mixed-Use Medium Density (110 ft., 45 du/ac) land use designation proposed for the property located at 13855 N.W. 17th Avenue to a Mixed-Use High Density land use designation. The motion was seconded by Councilman Bien-Aimé and passed 5-0 by roll call vote.

3. Vice Mayor Keys motioned to change the High Density Residential (110 ft., 25 du/ac) land use designation proposed for the properties located at 1880, 1890, and 1896 N.E. 123rd Street back to their original Commercial/Office (55 ft.) land use designation. Seconded by Councilman Gavin; the motion passed 5-0 by roll call vote.

4. Vice-Mayor Keys also made the motion to amend the text of Policy 1.2.3 of the FLUE in the proposed EAR-Based Amendments so that increase in heights and densities continue to require the concurrence of a **Supermajority**, instead of the proposed **Majority**, of the City Council. Seconded by Councilman Galvin, the motion passed 3-2 by roll call vote, the dissenting votes coming from Mayor Joseph and Councilman Desulmé.

5. The motion to approve the proposed EAR-Based Amendments, as revised by the City Council, and to transmit same to the State Land Planning Agency was made by Councilman Galvin and seconded by Vice Mayor Keys. The motion received a vote of 3-2, (the two (2) dissenting votes were cast by Mayor Joseph and Councilman Désulmé), failing thereby to achieve the required concurrence of a supermajority of the Council.

This staff report is essentially the same as the one submitted at the two previous meetings and again the recommendation is still that the Mayor and City Council adopt the ordinance to transmit the proposed EAR-Based Amendments to the State Land Planning Agency and all other applicable agencies, as required in Rule Chapter 73C-49, F.A.C., Section 163.3191, F.S. and Section 163.3184, F.S.

PLANNING COMMISSION RECOMMENDATION

At its public hearing on August 4, 2015 and as required by Section 3-1106 of the City's Land Development Regulations (LDRs), the Planning Commission reviewed the proposed 2015 EAR Based Amendments to the City's Comprehensive Plan in anticipation of the August 25 transmittal hearing before the City Council. The meeting was called to order at 7:05 pm, and was attended by Commissioners Seifried, Ernst, Each, James, Jeanty, Pechon and Boule. After the item was introduced by staff, the Consultants of the Mellgren Planning Group provided a presentation to the Planning Commission, emphasizing the purpose of the proposed EAR-Based Amendments to the Comprehensive Plan, as well as the salient points. Following the Consultant's presentation, the Planning Commission separately discussed and conducted public hearings on the proposed amendments to the respective Plan Elements, before voting to recommend approval of each amended Element. The Climate Change Element, Capital Improvement Element, Economic Element, Intergovernmental Coordination Element, Parks and Recreation Element, Conservation Element, Coastal Management Element, Infrastructure Element, and Housing Element were all unanimously recommended for approval with some minor amendments. The Future Land Use Element was recommended for approval by a vote of 6 to 1, with the one (1) dissenting vote cast by Commissioner Pechon.

As anticipated, the policy changes proposed in the Future Land Use Element were the main focus of the meeting. Following a very lengthy and detailed round of discussions between the Planning Commissioners, as well as some passionate public comments from residents both supporting and opposing these changes, this Element was recommended for approval with the following conditions:

1. To include a new policy that excludes integrated parking structures in the calculation of maximum building height;
2. To remove the proposed Planned Corridor Development Overlay District which would have allowed a maximum height of 300 feet on N.W. 119th Street between N.W. 7th and N.W. 17th Avenue, and instead keep the maximum height to fifty-five (55) feet as per the underlying Commercial/Office land use designation;
3. To allow a maximum height of 110 feet on the west side of Biscayne Boulevard, between N.E. 123rd and N.E. 135th Street, instead of the existing height of 55 feet;
4. To allow a maximum height of 300 feet within the Transit Center Overlay District in proximity of the railroad to allow for high density mixed use development;
5. To allow a maximum height of 300 feet on the east side of N.W. 7th Avenue between N.W. 119th Street and N.W. 135th Street, and keep the maximum height of 55 feet on the west side of said corridor; and
6. To keep the existing boundary of the Neighborhood Redevelopment Overlay District unchanged by removing the proposed extension of the NRO boundary to N.E. 123rd Street between N.E. 8th Avenue and N.E. 10th Avenue.

Following the recommendation for the approval of all Elements with applicable amendments, Commissioner Each made the motion that, as per the requirements of Section 2-201 of the LDRs, the Planning Commission recommends that the City Council adopts the proposed ordinance to transmit the 2015 Evaluation and Appraisal Review based Amendments to the City of North Miami Comprehensive Plan to the State Land Planning Agency and all other applicable agencies. The motion was seconded by Commissioner Jeanty. The item passed by a vote of 6 to1. The one (1) dissenting vote was cast by Commissioner Pechon. (See Exhibit A for a more exhaustive list of the Planning Commission recommended policy changes).

BACKGROUND

Following the passage of the 1985 *Local Government Comprehensive Planning and Land Development Regulation Act* (the "1985 Act"), which required every local government in the State to adopt a detailed comprehensive plan by 1992, the City of North Miami adopted its very first Comprehensive Plan in 1989. Pursuant to the requirements set out in Chapter 163, Part II, F.S, the City's Comprehensive Plan provides the principles, guidelines, standards, and strategies, arranged in goals, objectives and policies (GOPs), which are intended to foster the orderly and balanced future economic, social, physical, environmental, and fiscal development of the City, and which reflect the City's commitments to implement the Comprehensive Plan and its elements in a consistent manner. While this Act, specifically Section 163.3191, F.S., also mandated local governments in the State to amend their comprehensive plan every seven (7) years pursuant to the requirements set out in Section 163.3184, F.S., it took the City almost twenty (20) years to update the 1989 Comprehensive Plan. The adopted 2007 amendments to the

Comprehensive Plan were based, in large part, upon the 2005 Evaluation and Appraisal Report, which recommended substantial revisions to update the comprehensive plan to current conditions and the City's redevelopment objectives.

In 2011, the landmark Community Planning Act (HB 7207 - the "CPA") implemented the most sweeping changes to Florida's growth management laws since the passage of the 1985 Act, which was characterized by a top-down planning approach with the Department of Community Affairs ("DCA") at the apex. The CPA swings the pendulum back from State oversight to local government control of the planning and growth management process, in order to provide for greater economic diversification, workforce development and community planning. The *Local Government Comprehensive Planning and Land Development Regulation Act* (Part II, Chapter 163, F.S.) was renamed the *"Community Planning Act"* to reflect the broad discretion afforded to local governments in managing their future growth, as well as the State's new role of "protecting the functions of important state resources and facilities" §163.3161(3), F.S.

Besides making transportation, school, and park concurrency optional for local governments and reorganizing the "State Land Planning Agency" into the newly created Department of Economic Opportunity ("DEO"), the CPA also enacted significant changes to the evaluation and appraisal process for updating local comprehensive plans. Evaluation and Appraisal Report (EAR) sufficiency review and mandatory plan updates are no longer required. The "R" in the "EAR" process now stands for "Review" rather than "Report" to underscore a shift from a formal mandated audit report on the comprehensive plan, scrutinized by the State Land Planning Agency, to a less formal review by the local government of whether changes are needed to meet state laws and to reflect the local assessment of needed changes. As part of this new process and in accordance with Chapter 73C-49, F.A.C., an evaluation and appraisal notification letter becomes the principal process for a local government to update its comprehensive plan to reflect changes in state requirements under Chapter 163, Part II, F.S., since the last update of said plan. In order to further streamline the process, Chapter 73C-49, F.A.C. even established an Evaluation and Appraisal Notification Schedule for the years 2012 to 2018, listing the due dates when a local government shall submit such notification letter to DEO, the State Land Planning Agency.

The due date for the City to submit its notification letter to DEO was December 1st, 2014. The City Manager sent a notification letter to DEO on September 10, 2014 outlining the project scope and the City's intent to update and amend its Comprehensive Plan, pursuant to the requirements of Section 163.3191, F.S. In a correspondence dated September 23, 2014, DEO acknowledged receipt of the City's letter and also set a transmittal due date of September 23, 2015 for the EAR-based amendments (See attached letters).

Changes in State Requirements

As noted above, the 2011 Florida Legislature's session made broad-sweeping changes to Chapter 163, F.S., heralding a new era in growth management and the comprehensive land use planning process in the State. These changes create severe procedural limitations on the state review process of local planning and elimination of authority to recommend changes to local plans and amendments. These changes eliminate the requirements of state comments for local plan amendments and the limits to the number or timing of local plan amendments, and created an exemption for concurrency analysis regarding transportation, schools and parks. The review process for development of regional impacts (DRI) was also amended to include new development exemptions for mining, industrial development, hotels/motels, movie theaters, and dense urban land and land stewardship areas. These changes, which, as noted above, eliminate the DCA and now assign the functions of the State Land Planning Agency to the DEO Division of Community Development, underscore the need to update references throughout the Comprehensive Plan. For a complete list of the changes, please refer to the Checklist in the back of this report.

Changes in Local Conditions

Since the 2007 adoption of the Comprehensive Plan, a number of challenges have emerged in the City's local environment including, but not limited to, the threat of sea level rise, the redevelopment of the City's Downtown and major corridors, the upgrading of the City's aging infrastructures, as well as the growing demands for new housing, employment, transportation, entertainment, food, health and other community needs. As such, this new round of amendments provide the City an opportunity to engage the community and all the stakeholders to solicit their input in devising action-oriented policies, strategies and initiatives that responsibly address the community needs and challenges, build on the City's past redevelopment efforts and studies, and ultimately foster a climate of sustained economic vitality and fiscal strength to solidify the City's future.

CURRENT REQUEST: THE 2015 EAR-BASED AMENDMENTS

Summary of the Community Workshops

To facilitate the plan update process and ensure compliance with State law, the City retained the Mellgren Planning Group and held two (2) public workshops and a subsequent joint forum with

the Planning Commission and City Council held on June 29th, 2015. The purpose of these workshops was to provide an overview of the plan update process, highlight the priorities of this new round of amendments, and, more importantly solicit input from all City Boards, residents and businesses in order to develop goals, objectives and policies that will guide future development and redevelopment within the City. At both of these public workshops conducted on February 26, 2015 (Workshop 1) and on April 29, 2015 (Workshop 2), several members of the Planning Commission asserted that the allowable heights and densities may constitute major impediments for quality high-rise development in the City. They further contended that an increase in those development standards would not only increase demand for higher density developments throughout the City, but also translate into increasing land values and tax revenues, new sustainable development, greater innovation in architecture and design, neighborhood revitalization, and increasing workforce housing opportunities. Other constituents present at these workshops made a case for the inclusion of more sustainable policies in the proposed Plan, especially as it relates to sea level rise and resiliency. There was also discussion regarding preparations needed to support the future FEC passenger stop proposed near N.E. 125th Street and the FEC railway line.

Overview of the First Draft of the EAR-Based Amendments

Based on the general feedback from the public workshops conducted on February 26, 2015 (Workshop 1) and on April 29, 2015 (Workshop 2), and subsequent discussions with staff, the Mellgren Planning Group consultants prepared a first working draft of the proposed EAR-based amendments to the City's adopted Plan, which included the following proposed amendments:

1. **Strengthen Sustainability Initiatives:** The inclusion of a Climate Change element, which, consistent with the requirements of Section 163.3164(1) and Section 163.3177(6)(g)(10), F.S. (2014), aims to address the looming threat of sea level rise by identifying vulnerabilities, prioritized actions, and integrated policy initiatives to foster a culture of preparedness and create a clear path forward for a more prosperous and sustainable North Miami.

2. **Propose Density & Height Alternatives:** The citywide reallocation of the current residential pool of five thousand (5,000) units, which were assigned to the Neighborhood Redevelopment Overlay District (NRO) during the 2007 Plan update to facilitate greater height, density and intensity within the Central City District (CCD) Node. Policy 1.15.1 of the proposed amendments to the Future Land Use Element of the City's plan, which replaces Policy 1.12.1 of the 2007 Plan, seeks to reduce the current residential pool of four thousand (4,000) units within the NRO to two thousand five hundred (2,500) floating dwelling units, with one thousand (1,000) floating dwelling units reserved for the CCD and the balance, or one thousand five hundred (1,500) floating dwelling units, to be

available anywhere within the NRO. The proposed policy will also increase the secondary pool of one thousand (1,000) unassigned floating dwelling units available outside the NRO to two thousand five hundred (2,500) units, which may be allocated anywhere in the City through land use plan amendments and subject to meeting all concurrency requirements. Through the proposed policy, the height bonus of forty (40) feet, which was only available within the NRO as part the 2007 Plan update, is also being proposed outside the NRO, specifically along the City's major corridors, subject to meeting the adopted levels of service standards of the City's Concurrency Management System and neighborhood transition requirements.

3. **Enhance Economic Development:** The inclusion of action-oriented economic policies, strategies and initiatives that: (1) lead to the establishment of a Brownfield program to leverage federal and state funding for the cleanup and eventual redevelopment of sites that have been abandoned and underutilized because of concerns about environmental contamination; (2) implement the vision of the Downtown Development and Major Corridor Master Plan by incentivizing and guiding future development and redevelopment within the Downtown core and major corridors; and (3) work with the City's Community Redevelopment Agency (CRA) and other regional partners to create a Economic Development Action Plan with the goal of attracting new business, retaining existing ones, marketing the City, and ultimately fostering a climate of sustained economic vitality and fiscal strength throughout the City.

4. **Establish Land Uses to Support the FEC Passenger Stop:** The addition of Transit Oriented Development (TOD) policies in the Future Land Use Element to allow for the creation of a new land use overlay district called the Transit Station Overlay District, which will accommodate medium to high-density, mixed-use developments around the proposed N.E. 125th Street FRC passenger stop.

Summary of the June 10, 2015 Planning Commission Hearing (Review of 1st Draft)

On June 10th, 2015, after a duly noticed public hearing, the Planning Commission reviewed and discussed the first draft of the EAR-based amendments to the Comprehensive Plan. Present at that meeting were the City Manager, the Deputy City Attorney, the City Planner, Ms. Michelle Mellgren and Mr. Eric Swanson from the Mellgren Planning Group, as well as Mr. Ken Caban and Mr. Dave MacNevin from Tetra Tech Inc, the engineering consulting firm that prepared the City's recently adopted Water Supply Facilities Work Plan Update. Following the City Planner's introduction and the Mellgren Planning Group's presentation, the Planning Commission raised a plethora of issues regarding the merits and substance of the proposed amendments, particularly as they relate to their desire for greater height and densities throughout the City. The Planning Commission also heard the expert testimonies from Mr. Caban of Tetra Tech and from the City

Manager on the potential impacts of increased heights and densities on the City's infrastructures, mainly the water facilities. **After further deliberation, the Planning Commission voted unanimously to recommend denial of the proposed Amendments under the authority granted to them by Section 3-1106A of the City's Land Development Regulations (LDRs).** The basis for their recommendation for denial of the proposed Amendments is summarized as follows:

1) The proposed Amendments to the Plan lack substantial modifications in that they largely maintain the current "status quo;"
2) The proposed Amendments are insufficient and incomplete to the extent that they fail to incorporate recommendations made by the Planning Commission; and
3) The proposed Amendments do not adequately address conditions relating to increased densities and height.

Summary of the City Council/Planning Commission Joint Forum - June 29th, 2015

Following the unanimous rejection of the proposed EAR-based amendments by the Planning Commission, a joint forum was held with both the City Council and the Planning Commission on June 29, 2015. **The purpose of this forum was to ascertain a collective vision as relates to the City's perspective on increasing densities and heights.** The directions given to staff and the consultants at that forum, which gathered almost fifty (50) attendees from both the business community and the City's residents, were as follows:

1. **Density Bonus:** Maximize the 5,000 bonus units by keeping 2,500 inside the NRO and distributing the balance outside the NRO. Re-evaluate the LDRs mechanism, i.e., the conditional use permit process, allocating the density bonus and allow expiration after 24 months. Currently the process requires a CUP approved by resolution before City Council, which expires in 12 months;
2. **Heights on Major City Corridors:** Increase building heights up to 300 feet on the City's major corridors (NW 119th Street, NW 7th Ave. NE 125th/123rd Street, NE 6th Avenue, West Dixie Highway and Biscayne Boulevard). Establish development or locational criteria for the proposed height, especially along those corridors with limited ROW width, and contingent upon the ability to meet the adopted level of service (LOS) of the City's Concurrency Management System and the LDRs. Also, include policy in the Future Land Use Element (FLUE) requiring transition standards in the LDR update to protect the integrity of single-family residences adjacent to the major corridors;
3. **FEC Passenger Stop:** Create a new land use category in the (FLUE) and the FLUM for the transit station overlay district around being proposed around N.E. 125th Street and the FEC railway. Also add language in Policy 1.3.4 to encourage the creation of a park around the proposed station;

4. **NRO Boundary Expansion:** Request by a developer was to expand and straighten the NRO boundary south to N.E. 123rd Street between N.E. 8th Avenue and N.E. 10th Avenue to make way for a mixed use elderly housing project;
5. **Land Use Amendment Approvals:** Revise Policy 1.2.3 to subject land use amendment approvals to the concurrence of a **Majority**, instead of a **Supermajority**, of the City Council, as currently required;
6. **FLUM Corrections:** Amend the FLUM to correct the inconsistencies between the future land use designation and the zoning classification of certain parcels, which may have resulted from the 2007 amendments to the FLUM;
7. **Transportation Element:** Revise Policy 6A.2.3 to add language encouraging mass transit access via trollies or other alternative forms to connect to the Downtown, the future FEC Station, and businesses along the City's major corridors;
8. **Athletic Venues within the Downtown:** Revise Policy 7.4.6 to add language requiring the City and the Community Redevelopment Agency (CRA) to examine sites as part of a community development component of the Central Business Commercial land use category for athletic venues such as Olympic training facilities, or an urban recreation complex that includes a large gymnasium, indoor basketball and racquetball courts, swimming pools, exercise and weight training rooms, conference rooms and locker rooms, consistent with the recommendations of the City's Parks Master Plan;
9. **MOCA Civic Center Mega-Block:** Revise Policy 1.7.5 to include language addressing the creation of a new cultural arts civic complex within the mega-block to accommodate a mixture of uses to include a new City administrative office building to replace the trailers, the expansion of MOCA, retail uses, structured parking, as well as an active park;
10. **Water Recreation Access:** Revise Policy 7.4.5 to include language addressing the creation of a gateway park along the Biscayne Bay in order to further encourage waterfront access for recreation;
11. **Cultural Diversity:** Revise Policy 9.2.7 to include language pertaining the development of culturally diversified activities to further support tourist attraction to the City; and
12. **Coordination with JWU & FIU to Preserve Open Space Quads:** Work proactively with the administration of both Johnson and Wales University (JWU) and Florida International University (FIU) to promote open space quads as a component of their Campus Master Plans, to the extent physically possible.

Overview of the Second Draft of the EAR-Based Amendments

As a result of the substantial change recommended at the June 29th, 2015 Joint Forum, a second draft was created. This second draft of the proposed EAR-based Amendments to the Comprehensive Plan substantially differs from the first draft. Like the first draft, it includes, among other items, the new Climate Change Element, the new Transit Station Overlay District, as well as the deletion or revision of several obsolete references in the Plan to Chapter 163, F.S.,

or the Florida Administrative Code, particularly Rule 9J-5 and Rule 9J-2. However, unlike the first draft, this version provides for corrections to the FLUM to address certain land use inconsistencies, the expansion of the NRO eastern boundary to further promote redevelopment in the City, as well as substantial changes in the density and height on major corridors. More importantly, this version incorporates all of the revisions suggested by the City Council, the Planning Commission and the public at the June 29th, 2015 Joint Forum, including a new Planned Corridor Development Overlay District to promote high-density mixed-use development with height of up to 300 feet along the City's major corridors. A Planned Community Urban Design Overlay District has also been added to permit height up to 450 feet for the SoleMia planned development in response to the market demands and the desire for greater open space. All of these significant changes have been incorporated into the respective Elements and reflected on the Future Land Use Map (FLUM).

CONCLUSION

The proposed EAR-Based Amendments to the City's Comprehensive Plan are intended to meet state laws and to reflect the local assessment of needed changes since the 2007 Comprehensive Plan update. They incorporate input from public workshops as well as recommendation from the Planning Commission. Rule 73C-49, F.A.C., requires the City to prepare and transmit the proposed amendments to the State Land Planning Agency within one (1) year of making the determination that amendments to its comprehensive plan are necessary. As noted above, the State Land Planning Agency has set a transmittal due date of September 23, 2015 for the City's Comprehensive Plan EAR-based amendments. As such, and pursuant to Section 3-1107 of the LDRs, this transmittal hearing is being held to adopt the proposed ordinance to transmit the proposed EAR-Based Amendments to the State Land Planning Agency and all other applicable agencies, in compliance with the September 23, 2015 deadline. **As per Policy 1.1.3 of the Future Land Use Element of the 2007 Comprehensive Plan, the concurrence of a supermajority of the City Council is required for the transmittal and subsequent adoption of the proposed EAR-Based Amendments to the City's Comprehensive Plan.**

Within five (5) working days of receiving the proposed amendments, the State Land Planning Agency will notify the City of receipt of the amendments. Within thirty (30) days of receipt, the reviewing agencies shall send comments directly to the State Land Planning Agency. Within sixty (60) days of receipt of the proposed amendments, the State Land Planning Agency shall issue the Objection, Recommendation and Comments Report (ORC) to the City, which will potentially result in revisions to the proposed amendments. Within 180 days of receiving the ORC, the City will hold a second public hearing to adopt the amendments as may be revised, to address any outstanding commentary from the State Land Planning Agency. Within ten (10) days of the second public hearing, the adopted amendment package shall be submitted to the State

Land Planning Agency and all other reviewing agencies. Based on the above-described statutory requirements, the City plans to adopt its Comprehensive Plan by December 2015.

TWS/nl

Attachments:
1. Proposed Ordinance
2. Statutory Requirements Checklist for the City of North Miami
3. City's Evaluation and Appraisal Notification Letter to DEO
4. DEO Letter Acknowledging Receipt of the City's Notification Letter
5. Draft of the Proposed Amendments in strike out and underline format
6. Proposed Future Land Use Map
7. Summary of Planning Commission Action from August 4th, 2015 Hearing
8. Summary of Findings from the Feasibility Study by Consultant
9. Newspaper Advertisement

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING THE EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 73C-49, FLORIDA ADMINISTRATIVE CODE, AND SECTION 163.3191, FLORIDA STATUTES (2014); AMENDING THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, PARKS & RECREATION, INTERGOVERNMENTAL COORDINATION, ECONOMIC, PUBLIC SCHOOL FACILITIES, AND CAPITAL IMPROVEMENTS ELEMENTS OF THE NORTH MIAMI COMPREHENSIVE PLAN; ADDING A CLIMATE CHANGE ELEMENT TO THE NORTH MIAMI COMPREHENSIVE PLAN; PROVIDING FOR ANNUAL UPDATE TO THE CAPITAL IMPROVEMENT ELEMENT SPECIFIC TO CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR DATA AND ANALYSIS SUPPORTING ADOPTION OF GOALS, OBJECTIVES AND POLICIES OF THE ELEMENTS; PROVIDING FOR TRANSMITTAL AND SUBSEQUENT ADOPTION OF AMENDMENTS, ADDITIONS AND DELETIONS TO THE GOALS, OBJECTIVES AND POLICIES OF THE ELEMENTS; PROVIDING FOR TRANSMITTAL OF SUCH PROPOSED AMENDMENTS TO THE STATE LAND PLANNING AGENCY FOR REVIEW IN ACCORDANCE WITH SECTION 163.3184(3), FLORIDA STATUTES (2014); PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167(2), Florida Statutes (2014), requires that each local government, including the City of North Miami ("City"), prepare a comprehensive plan in compliance with the Community Planning Act, under Chapter 163, Florida Statutes (2014), as amended; and

WHEREAS, Section 163.3191, Florida Statutes (2014) and Rule 73C-49, Florida Administrative Code, also stipulate that every seven (7) years the City shall prepare and transmit an Evaluation and Appraisal Notification Letter outlining the City's progress in implementing the objectives of the North Miami Comprehensive Plan, the City's future intent to amend its Comprehensive Plan to reflect changes in state requirements and to further update the overarching goals, objective and policies to reflect current priorities; and

WHEREAS, Section 163.3177, Florida Statutes (2014) and the applicable provisions of Rule 73C-49 Florida Administrative Code require that the Comprehensive Plan shall consist of goals, objectives and policies, procedures for monitoring and evaluating the local plan, with supporting data, analysis, and maps; and

WHEREAS, the City transmitted the Evaluation and Appraisal Notification Letter outlining the City's proposed amendments to the previously adopted 2007 Comprehensive Plan; and

WHEREAS, on September 23, 2014, the Florida Department of Economic Opportunity (DEO) issued a letter of concurrence affirming the City's proposed Comprehensive Plan amendments; and

WHEREAS, pursuant to Section 163.3191(2), Florida Statutes (2014), the City has one (1) year after the completion of its Notification Letter in which it must incorporate the Evaluation and Appraisal based amendments ("Amendments") into its Comprehensive Plan; and

WHEREAS, pursuant to Article 2, Section 2-203 of the City Code of Ordinances, Land Development Regulations ("LDRs"), at least four (4) affirmative votes of the Planning Commission shall be required for a positive recommendation of any proposed zoning or Comprehensive Plan change; and

WHEREAS, on June 10, 2015, the Planning Commission, after a duly noticed public meeting, unanimously rejected the proposed Amendments in accordance with Section 3-1106A, LDRs, and submit to the Mayor and City Council the following main reasons for rejection: 1) the proposed amended Comprehensive Plan lacks substantial modifications, i.e., it largely maintains the current 'status quo'; 2) the proposed Amendments are insufficient and incomplete, in that they fail to incorporate recommendations made by the Planning Commission; 3) the proposed amended Comprehensive Plan does not adequately address conditions relating to increased densities and height thresholds; and

WHEREAS, the Planning Commission recommended to the Mayor and City Council to allow further review of the Comprehensive Plan addressing the aforementioned issues, prior to transmittal to the Florida Department of Economic Opportunity, pursuant to Chapter 163, Florida Statutes (2014); and

WHEREAS, on June 29, 2015, the Mayor and City Council held a duly noticed joint-forum with the Planning Commission, to ascertain a collective vision relating to, among other things, the application of greater densities and heights; and

WHEREAS, on August 4, 2015, the Planning Commission, after a duly noticed public meeting, approved the proposed Amendments with enumerated conditions (attached hereto as "Exhibit A"), in accordance with Section 3-1106A, LDRs; and

WHEREAS, Section 163.3184(11), Florida Statutes (2014), requires that the Amendments shall be adopted by the Mayor and City Council by Ordinance; and

WHEREAS, pursuant to Article 3, Section 3-1109, LDRs, the Mayor and City Council shall adopt the proposed Amendments with the affirmative vote of a super-majority; and

WHEREAS, the Mayor and City Council, after a duly noticed public meeting, find it in the best interest of City residents to incorporate the Amendments into the City's Comprehensive Plan, and authorize the transmittal of Amendments to the Florida Department of Economic Opportunity and to any other governmental agency having jurisdiction, in accordance with state law.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Adoption.** The Mayor and City Council of the City of North Miami, Florida, hereby approve and adopt the proposed Evaluation and Appraisal based amendments to the City of North Miami Comprehensive Plan, attached hereto as composite "Exhibit I".

Section 2. **Transmittal.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the appropriate City officials to submit the appropriate number of copies of this Ordinance and the City's Comprehensive Plan, as amended herein, to the State of Florida Department of Economic Opportunity and to any other governmental agency having jurisdiction with regard to the approval of same in accordance with, and pursuant to Chapter 163, Florida Statutes, and to keep available copies of the Plan Amendments available for public review and examination at the North Miami Community Planning & Development Department.

Section 4. **Conflict.** That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 5. **Severability.** If any word, clause, phrase, sentence, paragraph or section of this Ordinance is held to be invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other word, clause, phrase, sentence, paragraph or section of this ordinance.

Section 6. **Effective Date.** This Ordinance shall not become effective until thirty one (31) days after the state land planning agency notifies the City that the plan amendment packet transmitted is complete, and is not otherwise challenged.

PASSED AND ADOPTED by _____ vote of the Mayor and City Council on first reading this _____ day of _____, 2015.

PASSED AND ADOPTED by _____ vote of the Mayor and City Council on second reading this _____ day of _____, 2015.

_____
DR. SMITH JOSEPH
MAYOR

ATTEST:

_____
MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
ROLAND C. GALDOS
INTERIM CITY ATTORNEY

SPONSORED BY: MAYOR SMITH JOSEPH, D.O., PHARM. D.
COUNCILMAN ALIX DESULME

Moved by: _____

Seconded by: _____

Moved by: _____

Seconded by: _____

Vote:

Mayor Dr. Smith Joseph, D.O., Pharm. D.	_____ (Yes)_____ (No)
Vice Mayor Carol Keys, Esq.	_____ (Yes)_____ (No)
Councilman Scott Galvin	_____ (Yes)_____ (No)
Councilman Philippe Bien-Aime	_____ (Yes)_____ (No)
Councilman Alix Desulme	_____ (Yes)_____ (No)

Additions shown by underlining. Deletions shown by ~~overstriking~~.

The Mellgren Planning Group, Inc.

Planner Assigned: Eric K. Swanson
eric@floridaplanning.net
(954) 475 - 3070

Statutory Requirements Checklist for the City of North Miami.

Please review as a supplemental attachment to the draft EAR update. All statutory requirements that were applicable to the City of North Miami were incorporated pursuant to Chapter 163, Part II, Florida Statutes & consistent with the EAR letter transmitted to the Department of Economic Opportunity.

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
008 [Ch. 2008-191 and Ch. 2008-227, Laws of Florida]					
1	The future land use plan must discourage urban sprawl. Ch. 2008-191, LOF.	163.3177(6)(a)		Future Land Use Element	Yes.
2	The future land use plan must be based upon energy-efficient land use patterns accounting for existing and future energy electric power generation and transmission systems. Ch. 2008-191, LOF.	163.3177(6)(a)	N/A		
3	The future land use plan must be based upon greenhouse gas reduction strategies. Ch. 2008-191, LOF.	163.3177(6)(a)		Future Land Use & Climate Change Element (new)	Yes.
4	The traffic circulation element must include transportation strategies to address reduction in greenhouse gas emissions. Ch. 2008-191, LOF.	163.3177(6)(b)		Transportation & Climate Change Element, Policy	Yes.
5	The conservation element must include factors that affect energy conservation. Ch. 2008-191, LOF.	163.3177(6)(d)		Satisfied.	No.
6	The future land use map series must depict energy conservation. Ch. 2008-191, LOF.	163.3177(6)(d)		Future Land Use Element.	Yes.
7	The housing element must include standards, plans and principles to be followed in energy efficiency in the design and construction	163.3177(6)(f)1.h. and i.		Satisfied.	No.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	of new housing and in the use of renewable energy resources. Ch. 2008-191, LOF.				
8	Local governments within an MPO area must revise their transportation element to include strategies to reduce greenhouse gas emissions. Ch. 2008-191, LOF.	163.3177(6)(j)		Future Land Use, Transportation and Climate Change Elements.	Yes.
9	Various changes were made in the State Comprehensive Plan (Chapter 187, F.S.) that address low-carbon-emitting electric power plants. See Section 5 of Chapter 2008-227, LOF.	State Comprehensive Plan	N/A		
009 [Chapters 2009-85 and 2009-96, Laws of Florida]					
1	Changes "Existing Urban service area" to "**Urban service area**" and revises the definition of such an area. Section 2, Chapter 2009-96, LOF.	163.3164(29)			No.
2	Adds definition of "**Dense urban land area**." Section 2, Chapter 2009-96, LOF.	163.3164(34)			No.
3	Postpones from December 1, 2008 to December 1, 2011, the need for the annual update to the capital improvements element to be **financially feasible**. Section 3, Chapter 2009-96, LOF.	163.3177(3)(b)1.	N/A		
4	Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near **public use airports**. For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, LOF.	163.3177(6)(a)	N/A		
5	Requires the intergovernmental coordination element to recognize **airport master plans**. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1.b.	N/A		
6	Requires the intergovernmental coordination element to include a mandatory (rather than voluntary) **dispute resolution process** and requires use of the process prescribed in section 186.509, F.S., for this purpose. Section 3, Chapter 2009-96, LOF.	163.3177(6)(h)1.c.		Intergovernmental Coordination Element, Policy 8.1.8	Yes.
7	Requires the intergovernmental coordination element to provide for **interlocal agreements** pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding **airport zoning regulations**. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1.d.	N/A		
8	Defines "**rural agricultural industrial center**" and provides for their expansion though the plan amendment process. Section 1, Chapter 2009-154, LOF	163.3177(15)(a) [New]	N/A		
9	Allows a **municipality** that is not a dense urban land area to amend its comprehensive plan to designate certain areas as **transportation concurrency exception areas**. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)2.	N/A		
10	Allows a **county** that is not a dense urban land area to amend its comprehensive plan to designate certain areas as **transportation**	163.3180(5)(b)3.	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	concurrency exception areas. Section 4, Chapter 2009-96, LOF.		N/A		
11	Requires local governments with state identified **transportation concurrency exception areas** to adopt land use and transportation **strategies to support and fund mobility** within such areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)4.		Future Land Use Element, Transportation Concurrency Exception Area Policies	Yes.
12	Except in **transportation concurrency exception areas**, local governments must adopt the level-of-service established by the Department of Transportation for roadway facilities on the **Strategic Intermodal System**. Section 4, Chapter 2009-96, LOF.	163.3180(10)	N/A		
13	Defines a **backlogged transportation facility** to be one on which the adopted level-of-service is exceeded by existing trips, plus additional projected background trips. Section 5, Chapter 2009-85, LOF.	163.3180(12)(b) & (16)(i)	N/A		
:010 [Chapters 2010-5, 2010-33, 2010-70, 2010-102, 2010-182, 2010-205 and 2010-209, Laws of Florida]					
1	Deletes section 163.31771(6), F.S. (obsolete language that addressed an accessory dwelling unit repot); no sustentative comprehensive planning requirement impact. Section 16, Chapter 2010-5, LOF.		N/A		
	Chapter 2010-102, Laws of Florida, makes several minor changes which do not effect sustentative comprehensive planning requirements: 1. Section 163.2526, F.S.: repealed 2. Section 163.3167(2), F.S.: obsolete language deleted 3. Section 163.3177(6)(h), F.S.: minor wording changes 4. Section 163.3177(10)(k), F.S.: minor wording changes 5. Section 163.3178(6), F.S.: obsolete language deleted 6. Section 163.2511(1), F.S.: minor wording changes 7. Section 163.2514, F.S.: minor wording changes 8. Section 163.3202, F.S.: minor wording changes		N/A		
	Chapter 2010-205, Laws of Florida, makes several minor wording changes Chapter 163, Part II, F.S., which do not affect sustentative comprehensive planning requirements: 1. Section 163.3167(13), F.S. 2. Section 163.3177(4)(a), F.S. 3. Section 163.3177(6)(c), (d) and (h), F.S. 4. Section 163.3191(2)(l), F.S.		N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
4	Chapter 2010-209, Laws of Florida, make a minor wording change in Section 163.2523, F.S., which does not affect sustentative comprehensive planning requirements.		N/A		
5	Deleted the phrase "SMART Schools Clearinghouse". Section 11, Chapter 2010-70, LOF.	163.31777(1)(a) and (3)(a)	N/A		
6	Revises section 163.3175, F.S., to list the 14 military installations and 43 local governments affected by special coordination and communication requirements. Section 1, Chapter 2010-182, LOF.	163.3175(2)	N/A		
7	Revises section 163.3`77(6)(a), F.S., to specify that the 43 local governments listed in section 163.3175(2), F.S., must consider the factors listed in section 163.3175(5), F.S., when considering the compatibility of land uses proximate to military installations. Section 2, Chapter 2010-182, LOF.	163.3177(6)(a)	N/A		
8	Revised section 163.3180(4)(b), F.S., to define hangars for the assembly, manufacture, maintenance or storage of aircraft as public transit facilities. Section 1, Chapter 2010-33, LOF.	163.3180(4)(b)	N/A		
2011 [Chapter 2011-139, Laws of Florida]					
1	Deletes the exemption for plan amendments to designate an urban infill and redevelopment area from the twice per year amendment limitation of s.163.3187.	163.2517(4)	N/A		
2	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	163.3161(1)		Comprehensive Plan Introduction	Yes.
3	Expresses the purpose of the act, changing "control" future development to "manage" future development "consistent with the proper role of local government."	163.3161(2)		Comprehensive Plan Introduction	Yes.
4	States the intent of the act is to focus the state role in managing growth to protect the functions of important state resources and facilities.	1633161(3) [New]		Comprehensive Plan Introduction	Yes.
5	Modifies the intent of the legislature with respect to how comprehensive plans and amendments affect property rights.	163.3161(10)	N/A		
6	States the intent is to recognize and protect agriculture, tourism and military presence as being the state's traditional economic base.	163.3161(11) [New]	N/A		
7	States the intent is to not require local government plans that have been found to be in compliance to adopt amendments	163.3161(12) [New]	N/A		

N/A = Not Applicable

Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
implementing the new statutory requirements until the evaluation and appraisal period provided in s. 163.3191.		N/A		
Modifies the provisions for agricultural lands and practices to state that a plan amendment for an agricultural enclave is presumed not to be urban sprawl as defined in 163.3164.	163.3162(4)	N/A		
Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act" and sets forth new and modified definitions, many of which were included in repealed Rule 9J-5.003, F.A.C.	163.3164		Comprehensive Plan Introduction	No.
Establishes definition for "adaptation action area."	163.3164(1) [New]		FLU, Climate Change Policies.	No.
Establishes definition for "affordable housing" [same meaning as in s.420.0004(3)].	163.3164(3) [previously in Rule 9J-5]			No.
Establishes definition for "antiquated subdivision."	163.3164(5) [New]			No.
Establishes definition for "capital improvement."	163.3164(7) [previously in Rule 9J-5]			No.
Establishes definition for "compatibility."	163.3164(9) [previously in Rule 9J-5]			No.
Establishes definition for "deepwater ports."	163.3164(11) [previously in Rule 9J-5]			No.
Establishes definition for "density."	163.3164(12) [previously in Rule 9J-5]			No.
Establishes definition for "floodprone areas."	163.3164(18) [previously in Rule 9J-5]			No.
Establishes definition for "goal."	163.3164(19) [previously in Rule 9J-5]			No.
Establishes definition for "intensity."	163.3164(22) [previously in Rule 9J-5]			No.
Establishes definition for "internal trip capture."	163.3164(23) [New]			No.
Establishes definition for "level of service."	163.3164(28) [previously in Rule 9J-5]			No.
Deletes definition for "financial feasibility."	163.3164(32) [Deleted]			No.
Establishes definition for "new town."	163.3164(32) [previously in Rule 9J-5]			No.
Establishes definition for "objective."	163.3164(33) [previously in Rule 9J-5]			No.
Deletes definition for "dense urban land areas."	163.3164(34) [Deleted]			No.
Establishes definition for "policy."	163.3164(36) [previously in Rule 9J-5]			No.
Deletes health systems and spoil disposal sites for maintenance	163.3164(38)	N/A		No.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	dredging located in intracoastal waterways (except sites owned by ports) from the definition of "public facilities."		N/A		
28	Changes definition of "regional planning agency" to "the council created pursuant to chapter 186."	163.3164(40)			No.
29	Establishes definition for "seasonal population."	163.3164(41) [previously in Rule 9J-5]			No.
30	Changes definition of "optional sector plan" to "sector plan" and clarifies the purpose of a sector plan. The term includes an optional sector plan that was adopted before the effective date of the act.	163.3164(42)			No.
31	Establishes definition for "suitability."	163.3164(45) [previously in Rule 9J-5]			No.
32	Establishes definition for "transit-oriented development."	163.3164(46) [New]			No.
33	Clarifies the definition of "urban service area" to delete the term "built-up" and to include any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.	163.3164(50)			No.
34	Establishes new definition for "urban sprawl."	163.3164(51) [replaces definition previously in 9J-5]			No.
35	Modifies requirements for maintaining comprehensive plan, deleting the reference to s. 163.3184 and the requirement that proposed plan amendments be submitted to the state land planning agency.	163.3167(2)			No.
36	Deletes provisions for regional planning agency adoption of plan amendments for elements and amendments not prepared by a local government.	163.3167(3) and (6) [Deleted]			No.
37	Deletes provisions for local government challenge of costs associated with preparing a comprehensive plan and related state land planning agency action.	163.3167(7) [Deleted]	N/A		
38	Deletes provisions for encouraging each local government to articulate a vision of its future physical appearance and qualities of its community.	163.3167(11) [Deleted]	N/A		
39	Establishes provisions for "planning innovations and technical assistance" and clarifies the roles of the state land planning agency and all other appropriate state and regional agencies in the process. Requires, upon request by the local government, the state land planning agency to coordinate multi-agency assistance on plan amendments that may adversely impact important state resources or facilities. Requires the state land planning agency to provide on its website guidance on the submittal and adoption of comprehensive plans, amendments and land development	163.3168(1) – (4) [New]		Future Land Use, Policy 1.1.8	Yes.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	regulations, prohibiting such guidance from being adopted by rule and exempting such guidance from s. 120.54(1)(a).		N/A		
0	Modifies areas of authority under this act with respect to joint agreements and intergovernmental coordination between cities and counties and planning in advance of jurisdictional changes.	163.3171(4)	N/A		
1	Modifies military base compatibility provisions to not require that commanding officer comments, underlying studies and reports be binding on the local government. Requires the affected local government to be sensitive to private property rights and not be unduly restrictive on those rights in considering the comments provided by the commanding officer or designee.	163.3175(5)(d) and (6)	N/A		
2	Modified to require that any local government comprehensive plan that has been amended to address military compatibility requirements after 2004 and was found in compliance be deemed in compliance until the local government conducts its evaluation and appraisal review pursuant to s.163.3191 and determines that amendments are necessary.	163.3175(9)	N/A		
3	Modified to include significant portions of repealed Rule 9J-5.001 and 9J-5.005, F.A.C., with respect to the principles, guidelines, standards and strategies to be set forth in required and optional elements of the comprehensive plan and requirements for basing these elements on relevant, appropriate and professionally accepted data.	163.3177(1)			No.
4	Deletes financial feasibility requirements.	163.3177(2)	N/A		
5	Modifies provisions for preparing the capital improvements element to require the schedule to cover a 5-year period and identify whether projects are either funded or unfunded and given a level of priority for funding. Deletes requirements for financial feasibility.	163.3177(3)(a)4			No.
6	Modifies requirements for local government annual review of capital improvements element to no longer require transmittal of the adopted amendment to the state land planning agency and deletes provisions related to sanctions by the Administration Commission, adoption of long-term concurrency management systems and financial feasibility.	163.3177(3)(b)		Capital Improvement Element Policies.	Yes.
7	Modifies planning period requirements, allowing additional planning periods for specific components, elements, land use amendments, or projects as part of the planning process.	163.3177(5)(a)			No.
8	Modifies requirements for the future land use element to include guidance from repealed Rule 9J-5.006, F.A.C., relative to general range of density or intensity of uses for gross land area and	163.3177(6)(a)		Future Land Use, Policy 1.1.1	Yes.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	establishing a long term end toward which land use programs and activities are ultimately directed.				
49	Modifies the standards on which future land use plan and plan amendments are based to include: permanent and seasonal population, compatibility, the need to modify land uses and development patterns within antiquated subdivisions, preservation of waterfronts, location of schools proximate to urban residential areas, and other considerations taken from repealed Rule 9J-5.006, F.A.C.	163.3177(6)(a)2 and 3		Future Land Use, Objective & Policies under 1.1	Yes.
50	Modifies requirements for the future land use element "to accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited."	163.3177(6)(a)4		Future Land Use, Objective & Policies under 1.1	Yes.
51	Establishes requirements for analyzing future land use map amendments using portions of repealed Rule 9J-5.006, F.A.C.	163.3177(6)(a)8 [New]		Future Land Use, Objective & Policies under 1.1	Yes.
52	Establishes requirements for the future land use element and map series, including with slight revisions the primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl that were in repealed Rule 9J-5.006, F.A.C.	163.3177(6)(a)9 and 10 [New]		Future Land Use, Objective & Policies under 1.1	Yes.
53	Modifies requirements for the transportation element to include significant portions of repealed Rule 9J-5.019, F.A.C., addressing circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities and airport master plans.	163.3177(6)(b)		Transportation Element	Yes.
54	Modifies requirements for the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include guidance from portions of repealed Rule 9J-5.011, F.A.C., and deletes requirements for including a topographic map depicting any areas adopted by a water management district as prime groundwater recharge areas and addressing areas served by septic tanks.	163.3177(6)(c)			No.
55	Modifies potable water supply planning requirements to remove the provision that states that "amendments to incorporate the work plan do not count toward the limitation on the frequency of adoption of amendments to the comprehensive plan."	163.3177(6)(c)3	N/A		
56	Modifies requirements for the conservation element to include portions of repealed Rule 9J-5.013, F.A.C., to list the natural resources to be identified, analyzed and protected and toward which conservation principles, guidelines and standards are to be directed.	163.3177(6)(d)1 and 2 [New]			No.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
7	Modifies requirements for analyzing current and projected water sources for a 10-year period to include consideration of demands for industrial, agricultural and potable water use and the quality and quantity of water available to meet these demands and the existing levels of conservation, use and protection and policies of the regional water management district.	163.3177(6)(d)3			No.
8	Clarifies requirements for the housing element to include guidelines, standards and strategies based on an inventory taken from the latest decennial United States Census or more recent estimates and various other considerations listed in repealed Rule 9J-5.010, F.A.C.	163.3177(6)(f)1 and 2			No.
9	Deletes requirement for an affordable housing needs assessment conducted by the state land planning agency.	163.3177(6)(f)2 [Deleted]	N/A		
0	Based on repealed Rule 9J-5.010, F.A.C., sets forth new requirements for the creation and preservation of affordable housing, elimination of substandard housing conditions, providing for adequate sites and distribution for a range of incomes and types and including programs for partnering, streamlined permitting, quality of housing, neighborhood stabilization and improving historically significant housing.	163.3177(6)(f)3 [New]			No.
1	Modifies the objectives of the coastal management element and includes a new requirement for preserving historic and archaeological resources.	163.3177(6)(g)			
2	Deletes provisions for local government adoption of recreational surface water use policies.	163.3177(6)(g)2 [Deleted]	N/A		
3	Sets forth an option for the local government to develop an adaptation action area designation for low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level.	163.3177(6)(g)10 [New]		Future Land Use and Climate Change Elements & Policies.	Yes – optional.
4	Deletes requirement for intergovernmental coordination element to provide for recognition of campus master plans and airport master plans.	163.3177(6)(h)1.b [Deleted]	N/A		
5	Modifies requirements for the intergovernmental coordination element to include portions of repealed Rule 9J-5.015, F.A.C, including coordinating and addressing impacts on adjacent municipalities and coordinating the establishment of level of service standards.	163.3177(6)(h)3.a and b [New]			No.
6	Deletes requirements in intergovernmental coordination element for fostering coordination between special districts and local general purpose governments, submittal of public facilities report, execution of interlocal agreement with district school board, the	163.3177(6)(h)3 and 4 [Deleted]			No.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	county and nonexempt municipalities, and submittal of reports to the Florida Department of Community Affairs by counties with populations greater than 100,000.				
67	Deletes provisions for optional elements of the comprehensive plan, transportation and traffic circulation, airport compatibility and other requirements related to transportation corridors and reduction of greenhouse gas emissions specific to local governments within an urbanized area.	163.3177(6)(i), (j), (k) [Deleted]			No.
68	Deletes provisions for airport master plans.	163.3177(6)(k) [Deleted]	N/A		
69	Deletes provisions for additional plan elements, or portions or phases thereof, including an economic development element.	163.3177(7)(a)-(l) [Deleted]			No.
70	**See prior table entries for description of deleted provisions.**	163.3177(8)-(14) [Deleted]			
71	**See Chapter 2011-139, Laws of Florida.**	163.3177(15)(a) **Now: 163.3177(7)(a)**			
72	Modifies provisions for processing plan amendments for land located within a rural agricultural industrial center to presume that these amendments are not urban sprawl as defined in s. 163.3164 and shall be considered within 90 days after any review required by the state land planning agency if required by s. 163.3184.	163.3177(7)(c)2	N/A		
73	Deletes requirements for public schools interlocal agreements with respect to submittal of the agreements to the state land planning agency based on an established schedule and other requirements involving the state land planning agency related to waivers and exemptions.	163.31777(1)(b)-(d) and (2)			No.
74	Deletes requirements related to the submittal of comments from the Office of Educational Facilities on the interlocal agreement, challenges to the state land planning agency notice of intent and other review process requirements.	163.31777(3)(a)-(c) and (4)-(7) [Deleted]			No.
75	Deletes parks and recreation, schools and transportation from the list of public facilities and services subject to the concurrency requirement on a statewide basis.	163.3180(1)			No.
76	Modifies concurrency requirements to include portions of repealed Rule 9J-5.0055, F.A.C., which relate to achieving and maintaining adopted levels of service for a 5-year period, and providing for rescission of any optional concurrency provisions by plan amendment, which is not subject to state review.	163.3180 (1)(a) and (b) [New]			No.
77	Deletes requirement that professionally accepted techniques be used for measuring levels of service for automobiles, bicycles, pedestrians, transit and trucks.	163.3180(1)(b) [Deleted]			No.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
8	Deletes requirement that parks and recreation facilities to serve new development are in place or under actual construction no later than one year after issuance of a certificate of occupancy or its functional equivalent.	163.3180(2)(b) and (c) [Deleted]			No. Addressed by option under Plans and Recreation Element, Objective 7.5.
9	Deletes provisions addressing governmental entities and establishment of binding level of service standards with respect to limiting the authority of any agency to recommend or make objections, recommendations, comments or determinations during reviews conducted under s .163.3184	163.3180(3)	N/A		
0	Deletes concurrency provisions specifically related to public transit facilities and urban infill and redevelopment areas.	163.3180(4)(b) and (c) [Deleted]	N/A		
1	Establishes concurrency provisions for transportation facilities, which include portions of repealed Rule 9J-5.0055, F.A.C. Sets forth requirements with respect to adopted level of service standards, including use of professionally accepted studies to evaluate levels of service, achieving and maintaining adopted levels of service standards, and including the projects needed to accomplish this in 5-year schedule of capital improvements. Requires coordination with adjacent local governments and setting forth the method to be used in calculating proportionate-share contribution. Defines the term "transportation deficiency."	163.3180(5)(a)-(h) [New]		Transportation and Infrastructure Elements.	Yes.
2	**See prior table entries for description of deleted provisions.**	163.3180(6)-(13) [Deleted]			
3	Sets forth concurrency provisions for public education, setting forth provisions for those local governments that apply concurrency to public education. If a county and one or more municipalities that represent at least 80 percent of the total conuntywide population have adopted school concurrency, the failure of one or more municipalities to adopt the concurrency and enter into the interlocal agreement does not preclude implementation of school concurrency within jurisdictions of the school district that have opted to implement concurrency.	163.3180(6)(a)[New]			No.
4	Modifies school concurrency provisions to clarify that adoption and application of school concurrency is optional.	163.3180(6)(f)1 and 2			No.
5	Modifies school concurrency provisions to remove requirement for financial feasibility and to require that facilities necessary to meet adopted levels of service during a 5-year period are identified and consistent with the school board's educational facilities plan.	163.3180(d) **Now: 163.3180(g)**	N/A		
6	Modifies school concurrency provisions to allow a landowner to proceed with development of a specific parcel of land notwithstanding a failure of the development to satisfy school	163.3180(h)1.a, b and c [New]		Public Schools Facilities Element.	Yes

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	concurrency if certain factors are shown to exist, including adequate facilities are provided for in the capital improvements element and school board's educational facilities plan, demonstration that facilities needs can be reasonably provided, and the local government and school board have provided a means by which proportionate share is assessed.				
37	**See prior table entries for description of deleted provisions.**	163.3180(14)-(17) [Deleted]	N/A		
38	Changes "transportation concurrency backlogs" to "transportation deficiencies" and makes related clarifications.	163.3182 [Revised]	N/A		
39	Changes "creation of transportation concurrency backlog authorities" to "creation of transportation development authorities" and makes related clarifications.	163.3182(2) [Revised]	N/A		
90	Changes "powers of a transportation concurrency backlog authority" to "powers of a transportation development authority" and makes related clarifications.	163.3182(4) [Revised]	N/A		
91	Modifies the definition of "in compliance" to include a reference to s. 163.3248 and delete the reference to now repealed chapter 9J-5, F.A.C.	163.3184(1)(b) [Revised]	N/A		
92	Provides a list of the "reviewing agencies."	163.3184(1)(c) [New]			No.
93	Sets forth the "expedited" and "coordinated" review processes.	163.3184(2) [New]			No.
94	Sets forth requirements for adopting and processing plan amendments according to the "expedited" and "coordinated" review processes, the scope of the comments to be provided by review agencies, responsibilities of the state land planning agency with respect to its various levels of review and coordination with other state agencies and public hearings.	163.3184(3) and (4) [New]			No.
95	Sets forth requirements for administrative challenges to plans and plan amendments, compliance agreements and mediation and expeditious resolution.	163.3184(5)-(7) [New]		Intergovernmental Coordination Element.	Yes.
96	Modifies provisions to enable the administration commission to specify sanctions to which the local government will be subject if it elects to make a plan amendment effective notwithstanding a determination of noncompliance.	163.3184(11) **Now: 163.3184(8)**	N/A		
97	Modifies provisions for public hearings to state there is no prohibition or limitation on the authority of local governments to require a person requesting an amendment to pay some or all of the cost of the public notice.	163.3184(15) **Now: 163.3184(11)**	N/A		
98	Establishes provisions for concurrent zoning, requiring a local government, at the request of an applicant, to consider an application for zoning changes that would be required to properly	163.3184(12) [New]			No.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	enact any proposed plan amendment and making the approved zoning changes contingent upon the comprehensive plan or amendment becoming effective.		N/A		
9	Revises provisions to require that no proposed local government comprehensive plan or plan amendment that is applicable to a designated area of critical state concern shall be effective until a final order is issued finding the plan or amendment to be in compliance as defined in paragraph (1)(b).	163.3184(13) [New]	N/A		
00	Modifies provisions to address the process for adoption of small-scale comprehensive plan amendments, deleting several exceptions. Plan amendments are no longer limited to two times per calendar year and text changes that relate directly to and are adopted simultaneously with small scale FLUM amendments are permissible.	163.3187(1)(a)-(f) **Now: 163.3187(1)(a)-(d)**	N/A		
01	Modifies the public notice requirements for small scale plan amendments, addressing petitions, prohibiting the state land planning agency from intervening and requiring that consideration be given to the plan amendment as a whole and whether it furthers the intent of this part in all challenges.	163.3187(1)2.a&b;3,4 and (e)-(q) **Now: 163.3187(2)-(5)**	N/A		
02	**See prior table entries for description of deleted provisions.**	163.3189 **Now: Repealed**	N/A		
03	Modifies provisions for evaluation and appraisal of comprehensive plan. Maintains the requirement for local government evaluation of plan to occur at least once every 7 years. The local government is required to determine if amendments are necessary to reflect changes in state requirements (only) since the last update and to notify the state land planning agency by letter as to its determination. If needed, these amendments are to be prepared and transmitted within 1 year of this determination for review pursuant to 163.3184 (i.e., State Coordinated Review). Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. If a local government fails to submit its notification letter to the state land planning agency or fails to update its plan to reflect changes in state requirements, then the local government is prohibited from amending its plan until it complies with these requirements. The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule indicating when local governments must comply with these requirements.	163.3191(1)-(14) **Now: 163.3191(1)-(5)**	N/A		
04	Deletes the reference to s. 163.3187(1) and provisions regarding	163.3217(2)	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	the frequency of adoption of plan amendments as they relate to adoption of a municipal overlay.		N/A		
105	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	163.3220(3)		Comprehensive Plan Introduction and Ch. 13	Yes.
106	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	163.3221(2)&(11)		Comprehensive Plan Introduction and Ch. 13	Yes.
107	Revises the duration of a development agreement from 20 years to 30 years, unless it is extended by mutual consent, and deletes reference to s. 163.3187 and s.163.3189 regarding compliance determination by state land planning agency.	163.3229			No.
108	Modifies provisions for periodic review of a development agreement to delete requirements for annual review conducted during years 6 through 10, incorporation of the review into a written report and the state land planning agency adoption of rules regarding the contents of the report.	163.3235			No.
109	Deletes requirements that a copy of the recorded development agreement be submitted to the state land planning agency within 14 days after the agreement is recorded and for the effectiveness of the agreement based on receipt by the state land planning agency.	163.3239			No.
110	Changes "Optional Sector Plans" to "Sector Plans" and clarifies the intent to promote and encourage long-term planning for conservation, development and agriculture on a landscape scale and protection of regionally significant resources, including regionally significant water courses and wildlife corridors. Revises the amount of geographic area intended for sector plans from at least 5,000 acres to at least 15,000 acres and protection of public facilities.	163.3245(1)			No.
111	Deletes provisions for the state land planning agency entering into an agreement to authorize preparation of an optional sector plan, and consideration of the state comprehensive and strategic regional policy plans, and clarifies the process for scoping meetings and joint planning agreements.	163.3245(2)			No.
112	Modifies the provisions for two levels of sector planning, clarifying the requirements for the long term master plan and detailed specific area plan. These plans may be based upon a planning period longer than timeframe on which the local comprehensive plan is based and are not required to demonstrate need. The state land planning agency is required to consult with certain other agencies as part of its review of the plans.	163.3245(3)			No.
113	Requires consistency with any long-range transportation plan and	163.3245(4) [New]			

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	regional water supply plans, including consideration of water supply availability and consumptive use permitting.			Satisfied.	No.
14	Requires the detailed specific area plan to establish a buildout date until which the approved development is not subject to downzoning, unit density reduction or intensity reduction, with certain exceptions.	163.3245(5)(d) [New]			No.
15	Establishes provisions for master development approval, pursuant to s. 380.06(21), for the entire planning area in order to establish a buildout date and describes the level of detail appropriate for review of the application.	163.3245(6) [New]			No.
16	Establishes provisions for a developer within an area subject to a long-term master plan or detailed specific area plan to enter into a development agreement.	163.3245(7) [New]			No.
17	Establishes provisions for landowner withdrawal of consent to the master plan relative to proposed and adopted amendments.	163.3245(8) [New]			
18	Allows the right to continue, after adoption of a long-term master plan or a detailed specific area plan, existing agricultural or silvicultural uses or other natural resource-based operations or establishment of similar new uses that are consistent with plans approved pursuant to this section.	163.3245(9) [New]			No.
19	Allows the state land planning agency to enter into an agreement with a local government that on or before July 1, 2011 adopted a large-area comprehensive plan amendment consisting of at least 15,000 acres based on certain requirements.	163.3245(10) [New]			No.
20	Addresses a detailed specific area plan to implement a conceptual long-term buildout overlay found in compliance before July 1, 2011.	163.3245(11) [New]		Satisfied, Future Land Element, Neighborhood Redevelopment Overlay	No.
21	Provides for a landowner or developer that has received approval of a master DRI development order to implement this order by filing application(s) to approve the detailed specific area plan.	163.3245(12) [New]			Yes.
22	Modifies provisions in the local government comprehensive planning certification program to allow small scale development amendments to follow the process in s. 163.3187.	163.3246(9)(a)			No.
23	Deletes provisions in the local government comprehensive planning certification program that address the failure to adopt a timely evaluation and appraisal report and failure to adopt an evaluation and appraisal report found to be sufficient.	163.3246(12)			No.
24	Deletes the requirement that the Office of Program Policy Analysis and Government Accountability prepare a report evaluating the certification program.	163.3246(14) [Deleted]	N/A		
25	**See prior table entries for description of repealed provisions.**	163.32465			

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
		Now: Repealed			
126	Establishes provisions for Rural Land Stewardship Areas, which were provided for as part of the innovative and flexible planning and development strategies in now repealed s. 163.3177(11).	163.3248 [New]	N/A		
127	Sets forth the intent of Rural Land Stewardship Areas	163.3248(1) [New]	N/A		
128	Establishes a process upon which local governments may adopt a future land use overlay, which may not require a demonstration of need based on population projections or any other factors.	163.3248(2) [New]	N/A		
129	Sets forth six broad principles of rural sustainability that rural land stewardship areas are to further.	163.3248(3) [New]	N/A		
130	Provides for agency assistance and participation to local governments or property owners in development of a plan for rural land stewardship area.	163.3248(4) [New]	N/A		
131	Requires that a rural land stewardship area not be less than 10,000 acres, is located outside of municipalities and established urban service areas and is designated by plan amendment by each local government with jurisdiction.	163.3248(5) [New]	N/A		
132	Requires the plan amendment(s) designating a rural land stewardship area to be reviewed pursuant to s. 163.3184 and to meet certain requirements involving criteria for designating receiving areas, the application of innovative planning and development strategies, a process for implementing these strategies and a mix of densities and intensities that would not be characterized as urban sprawl.	163.3248(5)(a)-(d) [New]	N/A		
133	Requires a receiving area to be designated only pursuant to procedures established in the local government's land development regulations. If approval of the designation by a county board of county commissioners is required, it is to be made by resolution with a simple majority vote. A listed species survey must be performed and coordinated with appropriate agencies if listed species occur on the receiving area development site. Protective measures must be based on the rural land stewardship area as a whole.	163.3248(6) [New]	N/A		
134	Sets forth requirements for establishing a rural land stewardship overlay zoning district and methodology for the creation, conveyance, and use of transferrable rural land use/stewardship credits.	163.3248(7) [New]	N/A		
135	Sets forth limitations for creating, assigning and transferring stewardship credits based on underlying permitted uses, densities and intensities, and considerations for assigning credits based on the value and location of land and environmental	163.3248(8)(a)-(k) [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	resources.		N/A		
36	Provides for incentives to owners of land within rural land stewardship sending areas, in addition to use or conveyance of credits, to enter into rural land stewardship agreements.	163.3248(9)(a)-(e) [New]	N/A		
37	Expresses the intent of the section as an overlay of land use options that provide economic and regulatory incentives for landowners outside of established and planned urban service areas.	163.3248(10) [New]	N/A		
38	Expresses the intent of the Legislature that the rural land stewardship area in Collier County be recognized as a statutory rural land stewardship area and be afforded the incentives in this section.	163.3248(11) [New]	N/A		
39	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	163.360(2)(a)		Comprehensive Plan Introdcution &Ch. 12 Amended.	Yes.
40	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	163.516(3)(a)			Yes.
:012 [Chapters 2012-5, 2012-75, 2012-83, 2012-90, 2012-96 and 2012-99 Laws of Florida]					
	Rewords the definition of "farm" to the same meaning provided in s. 823.14	163.3162(2)(a)	N/A		
	Rewords the definition of farm operation to the same meaning provided in s. 823.14	163.3162(2)(b)	N/A		
	Adds a definition of "governmental entity," which has the same meaning provided in s.164.1031. The term does not include a water control district or a special district created to manage water.	163.3162(2)(d)	N/A		
	Changes "county" to "governmental entity"	163.3162(3)(b)	N/A		
	Changes "county" to "governmental entity"	163.3162(3)(c)	N/A		
	Changes "county" to "governmental entity"	163.3162(3)(c)3.	N/A		
	Changes "county" to "governmental entity"	163.3162(3)(c)3.(i)	N/A		
	Adds provisions related to agricultural enclaves	163.3162 Note	N/A		
	Provides that any local government charter provision that was in effect as of June 1, 2011 for an initiative or referendum process for development orders or comprehensive plan amendments may be retained and implemented	163.3167(8)	N/A		
0	Changes the "preparation of the periodic reports" to "the periodic evaluation and appraisal of the comprehensive plan"	163.3174(4)(b)	N/A		
1	Adds "advisory" to define the commanding officer's comments on the impact of proposed changes on military bases, and requires the comments to be based on appropriate data and analysis	163.3175(5)	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	which must be provided to the local government with the comments		N/A		
12	Requires local governments to consider the commanding officer's comments in the same manner as comments from other reviewing agencies, and deletes the language that states the comments are not binding.	163.3175(5)(d)	N/A		
13	Adds language requiring the local government to consider the accompanying data and analysis provided by the commanding officer, in addition to the comments, and adds language stating that consideration shall be based on how the change relates to the strategic mission of the base, public safety and the economic vitality of the base while respecting private property rights	163.3175(6)	N/A		
14	Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research" and adds language stating that population projections must, at a minimum, reflect each area's proportional share of the total county population and the total county population growth	163.3177(1)(f)3.			No.
15	Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research"	163.3177(6)(a)4.			No.
16	Changes the requirement that future land use map amendments be based on an analysis of the minimum amount of land needed as determined by the local government, to instead be based on an analysis of the minimum amount of land needed to achieve the requirements of the statute	163.3177(6)(a)8.c.			No.
17	Deletes the requirement that the housing element be based in part on an inventory taken from the latest Census	163.3177(6)(f)2.		Existing data provided in DIA Section of Comp. Plan.	No.
18	Moves the exemptions from having a public school interlocal agreement from s. 163.3180(6)(i) to s.163.31777(3)	163.31777(3)	N/A		
19	Adds language requiring each local government exempt from having a public school interlocal agreement to assess at the time of evaluation and appraisal if the local government still meets the requirements for exemptions described in s. 163.31777(3). Each local government that is exempt must comply with the interlocal agreement provisions within one year of a new school within the municipality being proposed in the 5-year district facilities work program	163.31777(4)	N/A		
20	Replaces "Department of Community Affairs" with "state land planning agency" and changes the language that stated intermodal transportation facilities "shall" not be designated as developments of regional impact to "may" not be designated as	163.3178(3)	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	developments of regional impact.		N/A		
1	Deletes the provision that the Coastal Resources Interagency Management Committee shall identify incentives to encourage local governments to adopt siting plans and uniform criteria and standards to be used by local governments to implement state goals related to marina siting	163.3178(6)	N/A		
2	Adds language stating that an amendment that rescinds concurrency shall be processed under the expedited state review process, and is not required to be transmitted to reviewing agencies for comment, except for agencies that have requested transmittal, and for municipal amendments, it must be transmitted to the county. A copy of the adopted amendment shall be transmitted to the state land agency. If the amendment rescinds transportation or school concurrency, the adopted amendment must also be sent to the Department of Transportation or Department of Education, respectively.	163.3180(1)(a)	N/A		
3	Provides general rewording. Adds language to clarify that the choice of one or more municipality to not adopt school concurrency does not preclude implementation of school concurrency within other jurisdictions of the school district.	163.3180(6)(a)	N/A		
4	Moved to s. 163.31777(3)	163.3180(6)(i)	N/A		
5	Adds developments that are proposed under s. 380.06(24)(x) to the list of amendments that must follow the state coordinated review process.	163.3184(2)(c)			
6	Added the word "working" to clarify the number of days a local government has to transmit an amendment	163.3184(3)(b)1.	N/A		
7	Changed the time limit for the reviewing agencies' transmittal to 30 days "after" instead of "from" the date the amendment was received	163.3184(3)(b)2.	N/A		
8	Added the word "working" to clarify the number of days a local government has to transmit an amendment	163.3184(3)(c)2.	N/A		
9	Changes the time limit a local government has to transmit an amendment from "immediately following" the first public hearing to " within 10 working days after" the first public hearing	163.3184(4)(b)	N/A		
0	Added the word "working" to clarify the number of days a local government has to transmit an amendment	163.3184(4)(e)2.	N/A		
1	Corrects the citation related to plan amendment package completeness from (3)(c)3. To (4)(e)3.	163.3184(5)(b)	N/A		
2	Changes the time limit by which the Administration Commission must enter into a final order from 45 days after the receipt of the recommended order to the time period specified in s. 120.569.	163.3184(5)(d)	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
33	Changes the time limit for the state land planning agency to submit a not in compliance recommended order to the Administration Commission from no later than 30 days after the receipt of the recommended order to the time period provided in s. 120.569	163.3184(5)(e)1.	N/A		
34	Changes the time limit by which the state land planning agency must enter into an in compliance final order from 30 days after the receipt of the recommended order to the time period provided in s. 120.569	163.3184(5)(e)2.	N/A		
35	Changes the time period by which the state land planning agency must issue a cumulative notice of intent from "upon receipt of a plan or plan amendment adopted pursuant to a compliance agreement" to "within 20 days after receiving a complete plan or plan amendment adopted pursuant to a compliance agreement"	163.3184(6)(f)	N/A		
36	Changes the statutory reference for the Florida Small Cities Community Development Block Grant program	163.3184(8)(b)1.a.	N/A		
37	Changes "subsection" to "section"	163.3184(12)	N/A		
38	Changes "in accordance with" to "pursuant to" and adds (4) to the 163.3184 citation.	163.3191(3)	N/A		
39	Replaces "Department of Community Affairs" with "state land planning agency" and "this" Act to "the Community Planning Act"	163.3204	N/A		
40	Changes the citation that refers to the sanctions that can be the sole issue before the Administration Commission when land development regulations are inconsistent with the comprehensive plan from s. 163.3184(11)(a) or (b) to s. 163.3184(8)(a) or (b)1. or 2.	163.3213(6)	N/A		
41	Changes the definition of state land planning agency to refer to the Department of Economic Opportunity instead of the Department of Community Affairs	163.3221(14)		Amended.	Yes.
42	Deletes the reference to s. 163.3177(11)	163.3245(1)	N/A		
43	Deletes the requirement that the department provide an annual status report to the legislature regarding every optional sector plan.	163.3245(7)	N/A		
44	Adds "or her" to "his consent to the master plan"	163.3245(9)	N/A		
45	Replaces "Department of Community Affairs" with "state land planning agency"	163.3246(1)		Comprehensive Plan Introduction.	Yes.
46	Replaces "Secretary of Community Affairs" with "executive director of the state land planning agency"	163.3247(5)(a)	N/A		
47	Replaces "Department of Community Affairs" with "state land planning agency"	163.3247(5)(b)		Comprehensive Plan Introduction.	Yes.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
8	Removes the word "county" from "board of commissioners"	163.3248(6)	N/A		
:013 [Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida]					
	Re-numbers section 163.3162(3)(b)-(j) as 163.3162(3)(c)-(k) in order to accommodate new section 163.3162(3)(b) – see item 4 below.	163.2136(3)(c)-(k) [re-numbered]	N/A		
	Amends the definition of "governmental entity" in the **provisions for agricultural lands and practices**, clarifying that in addition to not including a water control district established under chapter 298 or a special district created by special act for water management purposes, the term does not include a water management district.	163.3162(2)(d)	N/A		
	Replaces "county" with "governmental entity."	163.3162(3)(a)	N/A		
	Prohibits a governmental entity from charging a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to s. 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.	163.3162(3)(b) [New]	N/A		
	Clarifies the **provisions for growth management** that an initiative or referendum process in regard to any development order is prohibited. Removes language that allowed an initiative or referendum process by a local government charter in effect as of June 1, 2011 to be retained and implemented.	163.3167(8)(a) [New]	N/A		
	Clarifies that an initiative or referendum process in regard to any local comprehensive plan amendment or map amendment is prohibited, except for those amendments that affect more than five parcels of land if it is expressly authorized by specific language in a local government charter that was lawful and in effect on June 1, 2011. A general local government charter provision for an initiative or referendum process is not sufficient.	163.3167(8)(b) [New]	N/A		
	States the intent of the Legislature is to prohibit any initiative and referendum in regard to any development order, and prohibit any initiative and referendum in regard to any local comprehensive plan or map amendment except as specifically and narrowly	163.3167(8)(c) [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	permitted in paragraph (b). States these prohibitions are remedial in nature and apply retroactively to any initiative or referendum process commenced after June 1, 2011, clarifying that any such initiative or referendum process that has been commenced or completed thereafter is null and void and of no legal force and effect.		N/A		
8	Revises and adds requirements for local governments that continue to implement a **transportation concurrency** system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, chapter 2011-139, Laws of Florida, or as subsequently modified.	163.3180(5)(h)1 [New]	N/A		
9	Adds "development agreement" in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan, the local government's concurrency management system and s. 380.06 when applicable, if conditions in subsequent sections are met.	163.3180(5)(h)1.c [New]	N/A		
10	Adds language allowing a local government to accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.	163.3180(5)(h)1.c.II [New]	N/A		
11	Modifies language to require local governments that continue to implement a transportation concurrency system to "provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development.	163.3180(5)(h)1.d [New]	N/A		
12	Clarifies that a local government is not required to approve a development that, for reasons other than transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations.	163.3180(5)(h)3 [New]		Future Land Use.	Yes.
13	Sets forth new provisions for any local government that elects to repeal transportation concurrency. Encourages adoption of alternative mobility funding system that uses one or more of the tools and techniques identified in paragraph (f). Clarifies that any alternative mobility funding system adopted may not be used to deny, time or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals provided that the developer agrees to pay for the development's identified	163.3180(5)(i) [New]		Future Land Use and Transportation Element.	Yes.

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	transportation impacts via the funding mechanism implemented by the local government. States that the revenue from the funding mechanism used in the alternative system must be used to implement the needs of the local government's plan which serves as the basis for the fee imposed. Requires a mobility fee-based funding system to comply with the dual rational nexus test applicable to impact fees. An alternative system that is not mobility fee-based shall not be applied in a manner that imposes upon new development any responsibility for funding an existing transportation deficiency as defined in paragraph (h).			See above.	See above.
4	Changes numerous references in the provisions for the **local government comprehensive planning certification program** from "department" to "state land planning agency."	163.3246(1),(4)-(7), (9)(a), (12) and (13)			No.
5	Creates short title for ss. 163.325-163.3253 as the "**Manufacturing Competitiveness Act**."	163.325 [New]	N/A		
6	Creates six definitions as used in the provisions for **manufacturing development** in ss. 163.3251-163.3253: (1)"Department" means Department of Economic Opportunity; (2)"Local government development approval" means a local land development permit, order, or other approval issued by a local government, or a modification of such permit, order, or approval, which is required for a manufacturer to physically locate or expand and includes, but is not limited to, the review and approval of a master development plan required under s. 163.3252(2)(c). (3) "Local manufacturing development program" means a program enacted by a local government for approval of master development plans under s. 163.3252. (4) "Manufacturer" means a business that is classified in Sectors 31-33 of the National American Industry Classification System (NAICS) and is located, or intends to locate, within the geographic boundaries of an area designated by a local government as provided under s. 163.3252. (5) "Participating agency" means: (a) The Department of Environmental Protection, (b) The Department of Transportation, (c) The Fish and Wildlife Conservation Commission, when acting pursuant to statutory authority granted by the Legislature and (d)	163.3251(1)–(6) [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	Water management districts. (6) "State development approval" means a state or regional permit or other approval issued by a participating agency, or a modification of such permit or approval, which must be obtained before the development or expansion of a manufacturer's site, and includes, but is not limited to, those specified in s.163.3253(1).		N/A		
17	Setting forth provisions for a **local manufacturing development program and master development approval for manufacturers**, allows a local government to adopt an ordinance establishing a local manufacturing development program through which the local government may grant master development approval for the development or expansion of sites that are, or are proposed to be, operated by manufacturers at specified locations within the local government's geographic boundaries.	163.3252 [New]	N/A		
18	Requires a local government that elects to establish a local manufacturing development program to submit a copy of the ordinance establishing the program to DEO within 20 days after the ordinance is enacted. A local government ordinance adopted before the effective date of this act establishes a local manufacturing development program if it satisfies the minimum criteria established in subsection (3) and if the local government submits a copy of the ordinance to DEO on or before September 1, 2013.	163.3252(1)(a) and (b) [New]	N/A		
19	Requires DEOto develop by December 1, 2013 a **model ordinance** to guide local governments that intend to establish a local manufacturing development program. Requires the model ordinance, which need not be adopted by a local government to include the elements set forth in ss. 163.3252(2)(a)-(k).	163.3252(2)[New]	N/A		
20	Requires the model ordinance to include procedures for a manufacturer to apply for a master development plan and procedures for a local government to review and approve a master development plan.	163.3252(2)(a) [New]	N/A		
21	Requires the model ordinance to identify those areas within the local government's jurisdiction which are subject to the program.	163.3252(2)(b) [New]	N/A		
22	Requires the model ordinance to include the minimum elements for a master development plan, including but not limited to: 1. A site map, 2. A list proposing the site's land uses, 3. The maximum square footage, floor area ratio, and building heights for future development on the site, specifying with particularity those	163.3252(2)(c)1-4 [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	features and facilities for which the local government will require the establishment of maximum dimensions and 4. Development conditions.		N/A		
3	Requires the model ordinance to include a list of development impacts, if applicable to the proposed site, which the local government will require to be addressed in a master development plan, including but not limited to: 1.Drainage, 2.Wastewater, 3.Potable water, 4. Solid waste, 5. Onsite and offsite natural resources, 6. Preservation of historic and archeological resources, 7. Offsite infrastructure, 8. Public services, 9. Compatibility with adjacent offsite land uses, 10. Vehicular and pedestrian entrance to and exit from the site and 11. Offsite transportation impacts.	163.3252(2)(d)1-11 [New]	N/A		
4	Requires the model ordinance to include a provision vesting any existing development rights authorized by the local government before the approval of a master development plan, if requested by the manufacturer.	163.3252(2)(e) [New]	N/A		
5	Requires the model ordinance to include whether an expiration date is required for a master development plan and, if required, a provision stating that the expiration date may not be earlier than 10 years after the plan's adoption.	163.3252(2)(f) [New]	N/A		
6	Requires the model ordinance to include a provision limiting the circumstances that require an amendment to an approved master development plan to: 1. Enactment of state law or local ordinance addressing an immediate and direct threat to the public safety that requires an amendment to the master development order and 2. Any revision to the master development plan initiated by the manufacturer.	163.3252(2)(g)1 and 2 [New]	N/A		
7	Requires the model ordinance to include a provision stating the scope of review for any amendment to a master development plan is limited to the amendment and does not subject any other provision of the approved master development plan to further review.	163.3252(2)(h) [New]	N/A		
8	Requires the model ordinance to include a provision stating that, during the term of a master development plan, the local government may not require additional local development approvals for those development impacts listed in paragraph (d) that are addressed in the master development plan, other than approval of a building permit to ensure compliance with the state building code and any other applicable state-mandated life and safety code.	163.3252(2)(i) [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
29	Requires the model ordinance to include a provision stating that, before commencing construction or site development work, the manufacturer must submit a certification, signed by a licensed architect, engineer, or landscape architect, attesting that such work complies with the master development plan.	163.3252(2)(j) [New]	N/A		
30	Requires the model ordinance to include a provision establishing the form that will be used by the local government to certify that a manufacturer is eligible to participate in the local manufacturing development program adopted by that jurisdiction.	163.3252(2)(k) [New]	N/A		
31	Requires a **local manufacturing development program ordinance** to as a minimum be consistent with subsection (2) and establish procedures for (a) Reviewing an application from a manufacturer for approval of a master development plan, (b) Approving a master development plan, which may include conditions that address development impacts anticipated during the life of the development, (c) Developing the site in a manner consistent with the master development plan without requiring additional local development approvals other than building permits and (d) Certifying that a manufacturer is eligible to participate in the local manufacturing development program.	163.3252(3)(a)-(d) [New]	N/A		
32	Prohibits a local government that establishes a local manufacturing development program from abolishing the program until it has been in effect for at least 24 months. Sets forth provisions for a local government's repealing its local manufacturing development program ordinance, stating that 1. Any application for a master development plan which is submitted to the local government before the effective date of the repeal is vested and remains subject to the local manufacturing development program ordinance in effect when the application was submitted; and 2. The manufacturer that submitted the application is entitled to participate in the manufacturing development coordinated approval process established in s. 163.3253.	163.3252(4)(a) and (b)1 and 2 [New]	N/A		
33	Creates provisions for a **coordinated manufacturing development approval process**, requiring DEO to coordinate the manufacturing development approval process with participating agencies, as set forth in this section, for manufacturers that are developing or expanding in a local government that has a local manufacturing development program.	163.3253 [New]	N/A		
34	Requires the approval process to include collaboration and	163.3253(1)(a)-(i) [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	coordination among, and simultaneous review by, the participating agencies of applications for: (a) Wetland or environmental resource permits, (b) Surface water management permits, (c) Stormwater permits, (d) Consumptive water use permits (e) Wastewater permits, (f) Air emission permits, (g) Permits relating to listed species, (h) Highway or roadway access permits and (i) Any other state development approval within the scope of a participating agency's authority.		N/A		
5	Requires a manufacturer to file its application for state development approval with DEO and each participating agency with proof that its development or expansion is located in a local government that has a local manufacturing development program. If a local government repeals its local manufacturing development program ordinance, a manufacturer developing or expanding in that jurisdiction remains entitled to participate in the process if the manufacturer submitted its application for a local government development approval before the effective date of repeal.	163.3253(2)(a) and (b) [New]	N/A		
6	Requires DEO to convene a meeting with one or more participating agencies if a manufacturer requests one at any time during the process and that the participating agencies attend. Allows DEO to participate as necessary to accomplish the purposes set forth in s. 20.60(4)(f), does not require the department to mediate between the participating agencies and the manufacturer.	163.3253(3)(a) [New]	N/A		
7	Prohibits DEO from being a party to any proceeding initiated under ss. 120.569 and 120.57 that relates to approval or disapproval of an application for state development approval processed under this section.	163.3253(3)(b) [New]	N/A		
8	Prohibits DEO's participation in a coordinated manufacturing development approval process under this section from having any effect on its approval or disapproval of any application for economic development incentives sought under s. 288.061 or another incentive requiring DEO approval.	163.3253(3)(c) [New]	N/A		
9	Requires if a participating agency determines an application is incomplete that the participating agency notifies the applicant and DEO in writing of the additional information necessary to complete the application. Requires, unless the deadline is waived in writing by the manufacturer, a participating agency to provide a request for	163.3253(4)(a) [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
	additional information to the manufacturer and DEO within 20 days after the date the application is filed with the participating agency.		N/A		
10	If the participating agency does not request additional information within the 20-day period, the participating agency may not subsequently deny the application based on the manufacturer's failure to provide additional information.	163.3253(4)(b) [New]	N/A		
11	Within 10 days after the manufacturer's response to the request for additional information, a participating agency may make a second request for additional information for the sole purpose of obtaining clarification of the manufacturer's response.	163.3253(4)(c) [New]	N/A		
12	Requires, unless the deadline is waived in writing by the manufacturer, each participating agency to take final agency action on a state development approval within its authority within 60 days after a complete application is filed. The 60-day period is tolled by the initiation of a proceeding under ss. 120.569 and 120.57.	163.3253(5)(a) [New]	N/A		
13	Requires a participating agency to notify DEO if the agency intends to deny a manufacturers application and, unless waived in writing by the manufacturer, the department shall timely convene an informal meeting to facilitate a resolution.	163.3253(5)(b) [New]	N/A		
14	Unless waived in writing by the manufacturer, if a participating agency does not approve or deny an application within the 60-day period, within the time allowed by a federally delegated permitting program, or, if a proceeding is initiated under ss. 120.569 and 120.57, within 45 days after a recommended order is submitted to the agency and the parties, the state development approval within the authority of the participating agency is deemed approved. A manufacturer seeking to claim approval by default under this subsection shall notify, in writing, the clerks of both the participating agency and DEO of that intent. A manufacturer may not take action based upon the default approval until such notice is received by both agency clerks.	163.3253(5)(c) [New]	N/A		
15	Allows the manufacturer at any time after a proceeding is initiated under ss. 120.569 and 120.57 to demand expeditious resolution by serving notice on an administrative law judge and all other parties to the proceeding. The administrative law judge is required to set the matter for final hearing no more than 30 days after receipt of such notice. After the final hearing is set, a continuance may not be granted without the written agreement of all parties.	163.3253(5)(d) [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
6	Prohibits subsections (4) and (5) from applying to permit applications governed by federally delegated or approved permitting programs to the extent that subsections (4) and (5) impose timeframes or other requirements that are prohibited by or inconsistent with such federally delegated or approved permitting programs.	163.3253(6) [New]	N/A		
7	Allows DEO to adopt rules to administer section 163.3253.	163.3253(7) [New]	N/A		
8	Revises the **definitions** to replace a reference to s.165.031(5) in the definition of "public body" to s. 165.031(7).	163.340(2)	N/A		
9	Repeals section 4 of chapter 2012-75, Laws of Florida, which had established an alternate method for certain landowners to apply to DEO for an agricultural enclave designation. The right to apply for ag enclave designation under the alternate method expired on January 1, 2013.	Note to 163.3162 (2012 version of statute)	N/A		
	2014 Changes [Chapters 2014-93, 2014-178, 2014-218]				
	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	163.3167(8)(b)	N/A		
	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	163.3167(8)(c)	N/A		
	Changes "rural areas of critical economic concern" to "rural areas of opportunity"	163.3177(7)(a)2.	N/A		
	Changes "rural area of critical economic concern" to "rural area of opportunity"	163.3177(7)(a)3.b.	N/A		
	Provides general re-wording and changes "rural area of critical economic concern" to "rural area of opportunity"	163.3177(7)(e)	N/A		
	Changes "rural area of critical economic concern" to "rural area of opportunity"	163.3187(3)	N/A		
	Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to Section 163.3191, F.S. (evaluation and appraisal process), instead of Section 163.3167(2), F.S.(requirement that each local government maintain a comprehensive plan).	163.3202(1)		Comprehensive Plan Introduction & Future Land Use Element	Yes.
	Provides legislative intent related to the importance of fuel terminals.	163.3206(1) [New]	N/A		
	Provides a definition of fuel with cross references	163.3206(2)(a)1.-9. [New]	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed By Element
10	Provides a definition of fuel terminal	163.3206(2)(b) [New]	N/A		
11	Provides that after July 1, 2014, a local government may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal's classification as a permitted and allowable use, including an amendment that causes a fuel terminal to be a nonconforming use, structure, or development.	163.3206(3) [New]	N/A		
12	Provides that if a fuel terminal is damaged or destroyed due to a natural disaster or other catastrophe, a local government must allow the timely repair of the fuel terminal to its capacity before the natural disaster or catastrophe.	163.3206(4) [New]	N/A		
13	Provides that the section does not limit the authority of a local government to adopt, implement, modify, and enforce applicable state and federal requirements for fuel terminals, including safety and building standards. Local authority may not conflict with federal or state safety and security requirements.	163.3206(5) [New]	N/A		
14	Changes "rural area of critical economic concern" to "rural area of opportunity"	163.3246(10)	N/A		

N/A = Not Applicable

NORTH MIAMI
FLORIDA

September 11, 2014

RECEIVED
Bureau of Community Planning

SEP 23 2014

Div. of Community Development
Dept. of Economic Opportunity

Mr. Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Re: Intent to adopt Evaluation and Appraisal Based Amendments to City of North Miami's Comprehensive Plan

Dear Mr. Eubanks:

Pursuant to Rule Chapter 73C-49, Florida Administrative Code, and Ch. 163.3191 Florida Statutes, the City of North Miami has determined that the need exists to amend the Comprehensive Plan to reflect changes in state requirements since the last time the Comprehensive Plan was updated in 2007. The City of North Miami hereby notifies the State Land Planning Agency of its intent to adopt evaluation and appraisal based amendments by letter of this determination. The proposed amendments include statutory updates, including but not limited to the following:

1. Annual update to the Capital Improvement Element specific to Capital Improvements Schedule.
2. Water Supply Facilities Work Plan update and Comprehensive Plan amendment.
3. Future land Use Element
   - Policy 1.1.1: Amend Future Land Use Table to correctly reflect Future Land Uses per FLUM; Re-evaluate existing heights and densities.
   - Transit Oriented Development: Add new TOD policies; Add new policy for the proposed NW 125th Street Tri-Rail Station.
   - Urban Design: Add new policy on design standards for parking garages.
   - Policy 1.13.2: Include Light Industrial Use as a permitted use with conditions.
   - Add new Section on Climate Change and related policies.
4. Economic Element
   - Update policies to reflect new initiatives and strategies.
   - Add new section on Brownfields and supporting policies.
5. Transportation Element
   - Add new policies related to Transit Oriented Development (TOD)
6. Statutory changes pursuant to Chapter 163, Part II, Florida Statutes.

776 NE 125 Street | North Miami | Florida | 33161 305.895.9888 Fax: 305.893.1367

Pursuant to Florida Statutes, the City of North Miami shall prepare and transmit the proposed amendments to the State Land Planning Agency within one year of this determination.

For additional information, please contact Tanya Wilson-Sejour, AICP, Planning Manager at (305) 895-9828 or Bhairvi Pandya, AICP, GISP, City Planner, at (305) 893-6511 ext. 12139 or email at bpandya@northmiamifl.gov.

Sincerely,

Aleem A. Ghany
City Manager

c Tanya Wilson-Sejour, AICP, Planning Manager
Dr. Lumane Pluviose-Claude, Deputy City Manager
Nixon Lebrun, Zoning Administrator

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Jesse Panuccio
EXECUTIVE DIRECTOR

September 23, 2014

C: TANYA

RECEIVED
SEP 29 2014
OFFICE OF THE CITY MANAGER

Mr. Aleem A. Ghany, City Manager
City of North Miami
776 NE 125 Street
North Miami, Florida 33161

RE: North Miami Evaluation and Appraisal Notification Letter

Dear Mr. Ghany:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on December 1, 2014, and received by the Department on September 23, 2014.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **September 23, 2015**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statues.

Mr. James Stansbury of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8512.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks
Plan Processing Administrator

DRE/me

EAR-BASED COMPREHENSIVE PLAN AMENDMENTS

VOLUME I: GOALS, OBJECTIVES, AND POLICIES

AND

VOLUME II: DATA, INVENTORY, AND ANALYSIS

PREPARED BY*

The Mellgren Planning Group

~~MAY 7, 2015~~ JULY 22, 2015
DRAFT

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Appendix: Visioning Workshop Summary
Future Land Use Map (current adopted)

~~*Note on the preparation of the Comprehensive Plan: The EAR-Based Comprehensive Plan Amendments were commenced by Iler Planning Group in conjunction with Kimley-Horn and Associates, Inc. and Architectural Design Consortium, this final version of the Comprehensive Plan was completed by Michele Mellgren, & Associates, Inc.~~

INTRODUCTION

Under State law, the municipal Comprehensive Plan is the ultimate ~~regulatory authority~~regulatory authority ~~governing~~ managing all land development activities within the jurisdiction of North Miami - either existing or occurring in the future. The City of North Miami adopted its first Comprehensive Plan in 1989. On ~~September 13, 2005~~ December 11, 2007, the City adopted its Evaluation and Appraisal Report (EAR) of the Comprehensive Plan which reflected ~~recommended~~ substantial recommendations of the City's 2005 EAR, statutory requirements from 2006 to 2007, and existing conditions, goals and objectives. ~~revisions to update the plan to current conditions and the City's redevelopment objectives.~~ This update to the Comprehensive ~~Plan reflects~~Plan reflects ~~recommendations in the City's 2005 EAR and current City goals and objectives, as well as requirements from the first EAR round.~~ changes in state requirements since 2007 and additional policies in Transit Oriented Development (TOD), Economic Development, Urban Design and Climate Change.

The City's Land Development Regulations (LDR), which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the Goals, Objectives and Policies adopted in this Comprehensive Plan. The Land Development Regulations must be fully consistent with the adopted Comprehensive Plan and also further its Goals, Objectives and Policies. As required by state law, within one year after submission of the Comprehensive Plan, the City of North Miami will adopt, amend, and enforce land development regulations that are consistent with and implement the Plan.

The specific authority and requirement for municipalities to do comprehensive planning in Florida derives from Chapter 163, Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the ~~Local Government Comprehensive Planning and Land Development Regulation Act~~ Community Planning Act. ~~This~~ The intent of the Act is to focus the state role in managing growth to protect the functions of important state resources and facilities, ~~substantially increases the~~ requirements for local land use plans, associated infrastructure and other plan elements as well as mandates that local governments adopt land development regulations to implement the policies of the local comprehensive plan. ~~The Comprehensive Planning and Land Development Regulation Act is implemented primarily via Rules 9J-5 and 9J-11 of the Florida Administrative Code, as amended.~~ This Comprehensive Plan has been prepared to be fully consistent with Chapter 163, F.S., ~~and Rule 9J-5,~~ as required by State law.

Consistent with State requirements, the City's new Comprehensive Plan is divided into two (2) components:

- **Volume I: Goals, Objectives, and Policies (GOPs)**
- **Volume II: Data, Inventory, and Analysis (DIA) Reports**

This is the "Comprehensive Plan: Volume I - GOPs" document, which must be formally adopted by ordinance by the City Council. The "Comprehensive Plan: Volume II - Data, Inventory, and Analysis (DIA) Reports" is a separately bound document and is used to provide supporting data and conclusions as the foundation for the Goals, Objectives, and Policies. The DIA section of the Comprehensive Plan is not formally adopted by the City Council.

The Goals, Objectives and Policies contained herein are organized into ~~eleven~~ twelve (~~11~~12) plan elements (chapters). Each element addresses an important aspect of land development and growth in North Miami including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, public schools facilities, intergovernmental coordination, economic development and capital improvements. Nine of these elements are mandated by Chapter 163 F.S. and Rule 9J-5, and the other ~~two~~ three (parks and recreation, ~~and~~ economic development, and climate change) are optional elements. The Future Land Use Element also contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories are referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the FLUM and accompanying land use category specifications contained in ~~the Future~~the Future Land Use Element.

The Comprehensive Plan for the City of North has been prepared in accordance with State requirements to encourage significant opportunities for public involvement throughout the process. These opportunities included ~~City Council Visioning Workshops with public attendance and a~~ two Community Visioning workshops held to develop consensus for the long-range vision of the community. The topics for the workshops were: land use~~,~~, ~~parks and recreation,~~ transportation, redevelopment, urban design, ~~education,~~ economic development, ~~post-storm recovery, and conservation~~ and sea level rise and climate resiliency. The comments and recommendations from ~~these~~ thisese workshopss are incorporated throughout the Comprehensive Plan and detailed in the Community Visioning Summary (Appendix). The intent of the Goals, Objectives, and Policies contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. Together, the Comprehensive Plan and implementing tools will ensure that the development patterns for future land uses within North Miami match the community vision and quality-of-life expectations of its residents.

The Comprehensive Plan was considered and approved by the Planning Commission (Local Planning Agency) on ~~July 12, 2007~~ August 4, 2015, and the City Council on ~~July 25, 2007~~ October 13, 2015, and then transmitted to the Florida ~~Department of Community Affairs (DCA)~~ Department of Economic Opportunity (DEO) for consideration pursuant to the rules and requirements under State law. The City received formal review comments from the ~~DCA~~ DEO in their Objections, Recommendations, and Comments Report (ORC) dated ~~October 9, 2007~~. The recommendations from the State and their reporting review agencies are addressed in the final Comprehensive Plan formally adopted by the City.

NORTH MIAMI'S PLACE IN SOUTH FLORIDA

Approximately 23 percent of Florida's approximately eighteen million residents live in the State's two most populated counties - Miami-Dade and Broward. The City of North Miami is strategically located halfway between the two County seats, Miami and Fort Lauderdale.

Not only is the City well placed in terms of potential markets and labor pools, but in terms of accessibility. It lies adjacent to Interstate 95 (the major north/south highway), the Golden Glades Interchanges and N.W. 7th Avenue, all of which provide easy access to the rest of Miami-Dade and Broward Counties. Major transportation hubs include the Port of Miami, ~~Miami International~~ Miami International Airport, Broward County's major Air- and Sea-ports, and the Florida Turnpike.

Freight traffic is easily accommodated via the Florida East Coast (F E C) railway line running through the heart of North Miami's Industrial Area. The Tri-Rail Coastal Link, an initiative to implement passenger rail service on the FEC railway, is proposed to connect activity centers along the Southeast Florida coastline - 125th Street in North Miami is one of the stations proposed. ~~Projected expansions of the FEC railway to support commuter trains further linking Miami-Dade and Broward Counties, have not yet come to fruition.~~

Additionally, the City is served by numerous arteries including Federal Highway #I also known as Biscayne Boulevard, N.W. 125 Street, N.E. 6th Avenue, Federal Highway #44 1,N.E./N.W. 135 Street, West Dixie Highway and Broad Causeway. The latter is heavily utilized by residents of North Miami's two affluent bayfront neighborhoods, Keystone Point and Sans Souci, as well as residents of nearby Bal Harbour and Bay Harbour Villages.

The City, which boasts a population of ~~60,312~~ 61,578 people living in a 9.98 square mile area, has struck a working balance between modernization, industrialization, and diversification on the one hand and an excellent residential environment on the other. Of the City's total land area; approximately 4 percent is allocated to commercial uses and approximately 3 percent to light industrial uses. With a growing population and aging housing stock, the City ~~now~~ plans to undergo redevelopment through ~~initiatives from the newly created Community~~the ~~Redevelopment~~Community ~~Agency~~Redevelopment Agency (CRA) and has made annexations a priority. The ~~creation of the~~ CRA incentives will ~~will~~ assist in attracting new development at higher intensities that will likely spur economic development. ~~Land~~ Recent land use shifts in the City ~~will also introduce~~ have provided mixed-use categories encouraging the creation of mixed-use downtown districts in the City.

North Miami's Place in South Florida

Some History

North Miami can be traced back one hundred years to a settlement called Arch Creek. Historical sites such as the Arch Creek Natural Bridge link North Miami to its interesting past. By the turn of the century, Arch Creek was a flourishing rural Town where crops such as tomatoes, beans and pineapples grew abundantly. Visitors arriving at the Arch Creek train station discovered a one-room school, a church, and a narrow Main Street. From 18 homes then to more than 22,000 housing units now, North Miami continues to flourish. Newcomers today find ~~nearly~~ over 20 houses of worship, public schools from elementary to university level, plentiful shopping and easy access to other parts of the region and the world.

North Miami's households are diverse in nature and size. Traditional families and single households co-exist harmoniously. The average household size is 2.85 according to the 2000 Census and the population's median age, for both men and women is 32. Regardless of whether they choose to rent or own, potential residents can select from a variety of housing choices, ranging from residences to condominiums, to apartments, to townhouses.

Future Priorities:

With the high risk for water inundation, coastal erosion and aging infrastructure, the City has elevated conservation efforts to a high priority. As such, the City is a certified green local government that requires energy efficient and associated green standards for all new construction. As the City of North Miami rises out of the last recession and projects a course forward, the collective focus will be to plan for a more sustainable vision for the future through polices that address adaptation, future land use, economy and culture of a City that is evolving and strides towards meeting the needs of current and future residents for generations to come.

Services and Amenities:

The City offers much in services and amenities. The City-wide water, sanitary sewer, and storm drainage networks rank among the best in South Florida. The same is true for the City's garbage and trash collection system, free sidewalk maintenance programs, and extensive range and variety of recreational and educational facilities.

Excellent land-based and marine-based protection is provided to City residents by the North Miami Police Department, among the top ranked in Miami-Dade County. Additionally, a professional team of full-time Code ~~Enforcement~~ Compliance Officers work hard to ensure that the City's quality of life is maintained.

North Miami's recreational facilities and programs, run by the North Miami Parks and Recreation Department, have been the recipient of national awards attesting to their quality and high standards. The many facilities can be found in the Parks

and Recreation Element included in this Comprehensive Plan. The City offers a variety of green spaces and is home to more than 20 passive and active parks, including the 1,033 acre Oleta River State Recreational Area.

North Miami's Place in South Florida

The North Miami Athletic Stadium, a 5000 seat multi-purpose complex providing soccer and football fields for the high schools in the area, provides an Olympic quality running track.

Recreational programs range from supervised playground activities for young children to a variety of sports such as aquatics, athletics, football and soccer. There are special summer programs such as Summer Nature Camp and Aquatics Camp. Special interest and cultural events abound with weekend parades and festivals and monthly exhibits at the nationally recognized North Miami Museum of Contemporary Art (MOCA).

The North Miami Library has a collection of ~~approximately~~ over 120,000 ~~120,624~~ total volumes of print and non-print material. In addition, the library offers a variety of digital resources providing access to thousands of e-books, audio books, movies, music, business databases, and more. The library also offers cultural, educational, and informational programs that enrich the life of the community. These include: lectures, classes, films on specific topics, books by mail for the homebound of all ages. The Library literacy collection is used extensively by tutors and their students. A 60,000 sq. ft. expansion is planned for the North Miami Library, partly funded by the developers of the Planned Community Design Overlay, formerly known as the Biscayne Landing development.

There is a wealth of educational opportunities in the City ranging from elementary to university level. In fact, North Miami is one of the cities in the Miami-Dade and Broward region which has a State university campus within ~~its municipalits~~ municipal boundaries. The City's educational facilities include four elementary schools, a middle high school, a senior high school, two charter schools, eight private schools, the North Miami Campus of Florida International University (FIU), and satellite sites for Barry University and Johnson & Wales University. FIU offers both undergraduate and graduate programs and contains a major library facility, classrooms, residential housing, Olympic-sized swimming pool, tennis courts, and is renowned and ranked nationwide for the quality of its hotel management program. The City is also home to Johnson and Wales University.

Also within easy reach are Miami-Dade Community College, one of the largest community colleges in the nation, Barry University, St. Thomas University, which includes a Law School with, among others, an International Law program, and Florida Memorial College, one of the oldest universities and historically Black colleges in the State of Florida.

The residents of North Miami and neighboring areas also have access to quality health care. Within its boundaries lie Villa Maria, a facility, State renowned for its quality, ~~which offers nursing home and rehabilitative services to the elderly.~~ this

offers nursing home and rehabilitative services to the elderly. Additionally, the North Miami Health Center, a hospital facility which provides a full range of services on the premises, including pediatrics, obstetrics, psychiatry and an excellent substance abuse control program, is located just outside of the City limits.

North Miami's Place in South Florida

Conclusion

The City of North Miami, incorporated in 1926 as the Town of Miami Shores, and once one of the fastest-growing cities in the country, is a modern and vibrant community. The City has undergone important demographic, social, and economic changes, challenging local planners and officials to address new needs and demands. The purpose of this document is to ensure the City's unique qualities are preserved and to guide the development of programs that will improve those areas requiring attention. Implementation of this Comprehensive Plan will help to mitigate the efforts of projected population increases and changes in make-up and to meet the rising expectations of the population, making use of the available physical, social, and cultural resources.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Council of the City of North Miami with regard to the Comprehensive Plan. It is applicable to the City of North Miami Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.

2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in ~~affecteffect~~ on any private or public property located within the City of North Miami.

~~2.~~3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan is not a substitute for specific implementation mechanisms that are contained in the City of North Miami's Land Development Regulations (LDR).

~~3.~~4. The City Council recognizes that any application for development approval may bring into conflict and necessitate a choice between different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the City Council that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the City Council's responsibility to provide for the multitude of needs of the City's growing and diverse community. Recognizing that the City Council and City agencies will be required to balance competing Goals, Objectives, and Policies of this Plan, the primary intention of the Comprehensive Plan is to protect the public health, safety and welfare.

5. The terms "shall" and "will" are construed as mandatory in this Comprehensive Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with ~~the City~~the City of North Miami to the extent that the objective or policy specifies implementation.

- The City of North Miami shall adopt, amend, and enforce land development regulations that are consistent with and implement the Comprehensive Plan within one year after submission pursuant to Section 163.3191, F.S.

EAR-~~Based~~ ~~Comprehensive~~Based Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Future Land Use Element

1. Future Land Use Element

GOAL 1

Encourage integrated, transit-supportive redevelopment in order to enhance the economic base of the City, improve the aesthetic quality of the built environment and provide a range of housing and employment opportunities to accommodate, serve and employ the current and projected population, while protecting established single family neighborhoods. Redevelopment within the City shall evaluate and promote the use of contaminated sites for commercial or industrial uses, discourage urban sprawl, emphasize enhanced livability and viability of residential, commercial and industrial areas.

Future Land Use

Objective 1.1

The future land use element or plan amendment shall be determined to encourage redevelopment if it incorporates a development pattern or urban form that achieves four or more of the following:

- Directs or locates economic growth and associated land development to target areas in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- Promotes conservation of water and energy.
- Preserves open space and natural lands and provides for public open space and recreation needs.
- Creates a balance of land uses based upon demands of residential and nonresidential areas.
- Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.
- Create incentives to attract and encourage infill redevelopment.

Objective 1.2

Establish land use designations that guide redevelopment through transit oriented development and livable urban form principles, densities and intensities along major roadway corridors, which are NW 7th Avenue; NW 119th Street; NE 6th Avenue; Dixie Highway; Biscayne Boulevard; NE 125th/123rd Street; and, NE 135th Street.

Monitoring and Evaluation:

- Creation and adoption of new Land Development Regulations by

September 2016 ~~December 2009~~.

- Evaluate and update all future land use and zoning map series maps and include energy conservation.

Policy 1.2~~1~~.1
The following land use categories are established, with corresponding intensity standards.

Nonresidential intensity standards are expressed in terms of heights and lot coverage. Lot coverage is the percentage of a lot that can be occupied by the footprint of a building, excluding parking structures. The purpose of the lot coverage standard is to quantify maximum buildable floor area for the purpose of analyzing the potential impact of future land use plan map amendments.

Residential ~~intensity is~~ standards are expressed in terms of densities (du/ac). Nonconforming densities and intensities and are subject to the provisions of Policy 1.~~1~~2.7:

USE	MAXIMUM DENSITY	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT (FT.)
RESIDENTIAL LOW	5.1 du/ac	80%	35 ft.
RESIDENTIAL LOW-MEDIUM	12 du/ac	80%	40 ft.
RESIDENTIAL MEDIUM	16.3 du/ac	80%	40 ft.
RESIDENTIAL HIGH	25 du/ac	80%	75 ft.
RESIDENTIAL OFFICE	n/a	85%	35 ft.
BAYSHORE ZONE (BZ)	100 du/ac	85%	115 ft.
MIXED USE LOW**	25 du/ac	85%	55 ft.
MIXED USE MEDIUM**	40 du/ac	85%	75 ft.
MIXED USE HIGH**	45 du/ac, up to 60 du/ac	85%	110 ft.; ~~130~~ 150 ft. with incentives***
NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) ~~& CENTRAL CITY DISTRICT NODE~~	See Policy ~~1.1215.1~~ 1.17.1	~~100%,~~ 80%, Subject to Policy ~~1.12.4~~ ~~1.15.4~~ 1.17.4	90 ft.; ~~110~~ 130 ft. with incentives, ~~except in Node: 110 ft.; 130 ft. with incentives~~
PLANNED CORRIDOR DEVELOPMENT (PCD) OVERLAY	~~25 du/ac~~ Subject to Policy 1.18.3	~~F.A.R. 2.0;~~ Subject to Policy 1.18.3	~~300 ft.~~ Varies; Subject to Policy 1.18.3
PLANNED COMMUNITY URBAN DESIGN OVERLAY	40 du/ac	Subject to Policy ~~1.16.4~~ 1.19.1	450 ft.
CENTRAL BUSINESS COMMERCIAL DISTRICT	n/a	80%	110 ft.; 150 ft. with incentives.

			~~300 ft~~.
COMMERCIAL OFFICE	n/a	85%	55 ft.
REGIONAL ACTIVITY CENTER (RAC)	Per underlying plan designations (See Policy ~~1.13.12.2~~ 1.20.15	Per underlying plan designations (See Policy ~~1.13.12.2~~ 1.20.15	Per underlying plan designations (See Policy ~~1.13.12.2~~ 1.20.15
INSTITUTIONAL	n/a	75%	110 ft.
COMMUNITY FACILITIES, EXCEPT FOR UNIVERSITIES	n/a	75%	55 ft.
COMMUNITY FACILITIES, UNIVERSITIES	n/a	80%	110 ft.
INDUSTRIAL	n/a	75%	55 ft.
UTILITIES	n/a	100%	n/a
OPEN SPACE/RECREATION	n/a	n/a	2.0 FAR for site or portion thereof devoted to principal building or structure
Principal buildings, structures (ex: gymnasium)			
Accessory buildings, structures (ex: restrooms, concessions)			.10 FAR
CONSERVATION	n/a	n/a	n/a
WETLANDS	n/a	n/a	n/a
WATER	n/a	n/a	n/a

Note: Industrial uses within the Industrial land use classification shall be limited to 55 feet in height. As stated in the Permitted Uses section of this Comprehensive Plan, mixed uses are permitted within the Industrial land use designation. Mixed uses within the Industrial land use classification shall be limited to the density/intensity and height specified for the Mixed Use High land use designation.

** Any residential use category immediately north of the Village of Biscayne Park (121st Street boundary), may not exceed their current entitlement and is subject to strict design standards further established in Permitted Uses section of this Element.

***The permitted height within the NRO other than PCD and CBCD shall be 90 ft. with an additional 40 feet for following policies contained under Objective 1.3, 1.4 and 1.12, subject to the intensity transition policies herein.

**** The permitted height within the CBCD shall ~~not exceed 300 feet~~ be 110 feet with an additional 40 feet for following policies contained under ~~pursuant to~~ Objective ~~1.16~~ 1.17, Policy 1.17.2, and Policy ~~1.16.3~~ 1.17.3, including in areas within the NRO and subject to the transition policies herein.

***** The permitted height within the PCD overlay shall be pursuant to Objective 1.18 and Policy 1.18.3, and subject to the transition policies herein.

Policy 1.21.2

By December 2009, tThe City shall continue to evaluate, monitor and adopt revised Land Development Regulations establishing that support existing zoning districts that implement the adopted Future Land Use Map designationsMap designations, including, corresponding intensity, density, use and urban form standardsform standards. The Land Development Regulations shall require buffering and/or compatible transitions between single family neighborhoods and higher intensity all uses through regulation of building scale, design, building placement, open space, and use.

Policy 1.12.3

The densities and intensities set forth in this Future Land Use Element cannot be changed without the concurrence of a supermajority of the City Council.

Policy 1.12.4

By December 2009, tBy September 2016, the City shall adopt regulations in the Land Development Regulations that establishes the maximum impervious areas allowedfor all zoning districts to support livability, climate resiliency and sustainable water management practices.

Policy 1.12.5

By December 2009, By September 2016, the City shall adopt regulations in the Land Development Regulations that support and implement the City's housing policies and programs.

Policy 1.12.6

The City shall ensure facilities and services are available to serve proposed redevelopment through its concurrency management system.

Policy 1.12.7

In the event of partial or total destruction and/or redevelopment of any lawfully existing structure exceeding the maximum height or density contained in Policy 1.12.1, the structure may be restored or reconstructed to its original height and density upon a filing of a vested rights determination application, which shall be approved via a resolution of the City Council. finding by the City Council that the structure, as rebuilt, would be consistent with the intent of the Comprehensive Plan. In addition, any project, building or structure previously approved by the City Council, through the adoption of any resolution or ordinance, shall be vested in its right to be developed at its previously approved height and/or density, notwithstanding the maximum heights or densities contained in Policy 1.12.1.

Policy 1.12.8

The City shall study the feasibility of adopting an Accessory Dwelling Unit Ordinance by December 2009 to address overcrowding and to increase the availability of affordable housing for extremely low income, very low income, low income, or moderate income persons, in the retention of existing accessory dwelling units consistent with the intent of Florida Statute 163.31771. The City shall request the

State, when necessary, to coordinate multi-agency assistance on plan amendments that may adversely impact important state resources or facilities.

Policy 1.~~1~~2.9
The City shall utilize the Neighborhood Redevelopment Overlay, Central Business Commercial District, Planned Corridor Development Overlay, and ~~Transit-Oriented Districts to~~ Planned Community Urban Design Overlay to encourage ~~the creation of~~ a range of housing options to accommodate future growth.

~~Policy 1.1.10~~ Policy 1.2.10
The City shall continue to pursue annexation of unincorporated County owned properties that are contiguous to the City's boundaries. Emphasis should be placed on areas located within the City's water service area. The annexation effort will unify the community and improve the quality of life for the new and existing residents of North Miami.

Transit-Oriented Development

Objective 1.~~2~~ 3
The City shall recognize Transit-Oriented Development (TOD) as a compact, urban form of development that is desirable around premium station areas and corridors to improve transit ridership, expand pedestrian access to stations, promote increased land values, and provide natural surveillance with a vibrant mix of uses and street-level activity. The TOD designation areas should be located within a ~~half-mile~~ quarter-mile of an existing or planned transit station and/or major corridor. Where possible, land development patterns, including land use, density/intensity, urban form, and related planning considerations, should be established in advance of transit service to establish transit-ready conditions.

~~The City shall aim to implement the recommendations of the 2005 Transit Oriented Development Study to create a pedestrian environment to reduce automobile dependence and encourage utilization of alternative modes of transportation.~~

Monitoring and Evaluation:

- Conduct a special area and land use assessment within a quarter-mile ~~to a half-mile~~ radius surrounding the proposed FEC premium transit stop for increased density and certain features that encourage the use of public transit.
- Creation of a Transit Center Overlay for the planned NE 125th Street Tri-Rail Coastal Link Station with the creation of a accessible bayfront park by June 2016.
- ~~4. Commencement~~ Implementation of ~~corridor~~ a multi-modal program that addresses transportation options for all walks of life ~~plans~~ that addresses land use, context-sensitive solutions to mobility issues, code compliance and economic redevelopment opportunities identified in both the 2005 TOD Study and Downtown and Major Corridors Master Plan ~~by December 2008~~ by June 2017. Please see the Miami-Dade County Complete Streets Plan as a resource.
- ~~5.~~ Adoption of land development regulations that establish urban development and design standards that support Transit Oriented Development, mobility and

redevelopment strategies.

6. ~~Adoption of land development regulations that establishes a~~ Evaluation of the Transit Oriented Development Master Plan ~~with the creation of a~~ and Transit Oriented Development Overlay District as well as the Downtown and Major Corridors Master Plan and adopt land development regulations that support the implementation of the aforementioned plans. ~~inclusive of the RAC recommendation, by Ordinance with incentives to encourage the provision of alternate modes of transportation.~~

- Evaluate the feasibility of establishing redevelopment nodes to spur economic growth throughout the City.
- Evaluation of the Future Land Use Map Series and include energy conservation.

Policy 1.~~2~~3.1

~~By December 2008, t~~ The City shall continue to implement applicable strategies from the 2005 Transit Oriented District Master Plan and 2013 Downtown and Major Corridors Master Plan and provide incentives for achieving transit oriented development along designated corridors. ~~One such strategy may be~~ Possible strategy considerations may include: the dedication of easements to provide for adequate sidewalk width and the placement of bus shelters to promote mass transit; and, a pedestrian priority zone ordinance that conforms TOD areas with greater attention to pedestrian and bicycle users through a more walkable built environment.

Policy 1.~~2~~3.2

By ~~December 2008~~ September 2017, the City shall commence preparation of ~~corridor plans~~ a complete streets plan that utilizes the Smart Growth America's Model Resolution and planning framework for primary and secondary arterials in and around residential and commercial areas. ~~for NE 6th Avenue; Dixie Highway; NE 135th Avenue; and, NE 125th Street from Biscayne Boulevard to NE 10th Avenue. The preparation of the corridor plans shall be coordinated with the recommendations of the Transit Oriented District Master Plan.~~

Policy 1.~~2~~3.3

The City shall take active measures to discourage the ~~overhead placement~~overhead placement ~~of major~~of major transmission lines ~~along the City's major roadway corridors.~~ and commence a feasibility study for the burying of major transmission lines along the City's major roadway corridors.

Policy 1.3.4

The City shall perform a map amendment to create a transit center overlay for the NE 125th Street Tri-Rail Coastal Link Station as well as other TOD designation areas by June 2016. These TOD districts will be served by existing or planned transit service and shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses such as recreation and open space, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail or bus systems on dedicated facilities or available roadway connections.

Policy 1.3.5
The City or CRA shall evaluate land assembly activities, including possible aggregation of land along downtown corridors and increase the depth to provide parcels of sufficient size for redevelopment.

Policy 1.3.6
The City shall continue façade and streetscape enhancements within the Planned Corridor Development (PCD) Overlay and extending into the surrounding transit supportive areas where possible, should be designed as "complete streets" that are highly interconnected, multi-modal, and with strong emphasis on street-level design and superior transit and bicycle access and pedestrian quality.

Policy 1.3.7
The City shall use a high degree of public participation and urban design expertise, and create a vision or master plan for the Transit Center Overlay to provide for transit oriented development and redevelopment around the FEC station. North Miami may conduct workshops, charrettes, or other appropriate public input formats to help achieve consensus regarding the TOD station area vision. The Vision Plan shall include:

1. Graphic illustrations of intended physical character of area.
2. Expected transit mode and anticipated ridership.
3. Existing physical conditions.
4. Identify all major employers, residential developments, institutional/education uses, entertainment destinations, and other potential generators of concentrated ridership for the transit ~~syste,.~~ system.
5. Potential for intensification and diversity of land uses around the station, including the creation of a bayfront park.
6. Any phasing of public investments that would aid in an orderly transformation toward transit oriented development.
7. Identification of park-and-ride facilities that are proximate to the transit stop that does not interfere with transit oriented development around the station.
8. Market analysis and potential aggregated development program illustrating a preferred mix of uses to assist in the evaluation of individual TOD projects within the station area.
9. Provide enough detail to serve as a basis for rezoning the station area into a form-based zoning district of varying intensities.

Policy 1.3.8
The street network within TOD areas, and extending into the surrounding transit supportive areas where possible, should be designed as "complete streets" that are highly interconnected, multi-modal, and with strong emphasis on street-level design and superior transit and bicycle access and pedestrian quality.

Brownfield Redevelopment

Objective 1.4
The City shall establish a brownfield program with the development of a plan that guides prospective investors and developers on the types of projects that will be

supported; promotes effective tools that reduces barriers to land revitalization; training; and, a community-based process where public funds can be used to support private sector development that is consistent with the Comprehensive Plan.

Monitor and Evaluation:

- Maintain an inventory of potentially contaminated sites within the City of North Miami by 2016.
- Develop marketing plan to promote the use of environmentally contaminated sites for commercial or industrial uses.
- Enhance collaboration and communication essential to facilitate brownfields cleanup and reuse.
- Provide financial and technical assistance to bolster the private market.

Policy 1.4.1
The City shall establish brownfield designations for one or more parcels of residential, industrial or commercial property that are abandoned or underutilized because of concerns about environmental contamination in order to provide for state and federal funding resources.

Policy 1.4.2
The City shall support cleanup and redevelopment of brownfield properties and acknowledges that these properties will play an important role in land use planning by making good use of previously developed land.

Policy 1.4.3
The City shall monitor and evaluate underutilized industrial and commercial properties containing former automotive, dry cleaning or other operations that may have environmental issues that need to be addressed.

Policy 1.4.4
The City shall prioritize brownfield redevelopment projects that propose a mixture of residential, recreation, commercial and industrial uses based on site location and environmental conditions.

Policy 1.4.5
The City shall coordinate with the Community Redevelopment Agency (CRA) for the use of tax increment financing funds to support the City's Brownfield Program.

Policy 1.4.6
The City shall coordinate with the U.S. Environmental Protection Agency Brownfields Program for grant funding to prevent, assess, safely clean up and sustainably reuse brownfields.

Policy 1.4.7
Due to financial barriers associated with developing brownfield sites, the City shall partner with other agencies such as the SFRPC in order to access a revolving loan fund

(capital) that is used to provide low interest loans and grants to provide flexible and favorable repayment terms.

Policy 1.4.8
The City shall implement programmatic funds for area-wide planning around brownfield redevelopment sites, particularly in economically distressed areas and certain instances where assessments reveal immediate threats to the environment or human health.

Policy 1.4.9
The City shall seek funding for cleanup activities; to establish revolving loan funds to make loans and subgrants; to establish environmental cleanup and health and training programs.

Policy 1.4.10
The City shall seek funding for innovative training, research and technical assistance projects that support brownfields revitalization.

Land Development Regulations

Objective 1.~~3~~ 5

The City's Land Development Regulations (LDR) shall provide clear guidance ~~on land~~on land development and conform to comprehensive plan goals, ~~objectives and~~objectives ~~policies~~and policies.

Monitoring and Evaluation:
~~7.~~ The LDR ~~should~~ will reflect updated Comprehensive Plan policies by ~~December 2009~~ September 2016.

Policy 1.~~3~~5.1
The Land Development Regulations shall allow for a clear, ~~and~~ easy-to-follow and flexible development review process.

Policy 1.~~3~~5.2
Prior to approval of plans for new development or redevelopment, the City ~~shall review~~shall review for compliance with all applicable regulations including Cone of ~~Influence land~~Influence land use restrictions and applicable environmental regulations.

Policy 1.~~3~~5.3
Prior to issuance of permits for new development and redevelopment projects, the City shall ensure that measures for the protection of affected natural resources are provided for.

Policy 1.~~3~~5.4
Implement the adopted impact fees ordinance through land development regulations requiring land dedication or payment of park impact fees in order ~~to maintain~~to maintain the adopted LOS standards for Parks and Recreation.

Policy 1.~~3~~5.5
Places of worship are allowed in all land use categories on the FLUM; however~~, the~~, the Land Development Regulations shall establish compatibility measures ~~where places~~where places of worship are located within or adjacent to residential neighborhoods.

Policy 1.~~3~~5.6
Home occupations may be approved in all residential land use categories as ~~a special~~a special exception use provided the activity is secondary and ~~incidental to~~incidental to ~~the primary~~the primary residential use, maintains a residential appearance, does not adversely impact the surrounding neighborhood and complies with all other applicable criteria contained in the City's Land Development Regulations.

Policy 1.~~3~~5.7
Community residential homes shall be permitted as provided in Chapter 419 of the Florida Statues. Congregate living facilities, group homes, nursing homes facilities and similar facilities shall be allowed in all residential land use categories provided they are consistent with the maximum allowable density of the Future Land ~~Use Map~~Use Map and the LDR. A maximum of 2.5 occupants in these types of facilities shall be considered one (1) dwelling unit for purposes of determining allowable density. Community residential homes will be required to obtain a Certificate of Use and a Business Tax Receipt.

Policy 1.~~3~~5.8
All lawful existing land uses are deemed to be compatible with this Future Land Use Element provided such uses are in full compliance with their respective valid development orders and approvals, and the use does not cause substantial public harm, as determined by the City Council. In addition, currently valid development orders, development permits and vested rights approvals are also deemed to be compatible with this Future Land Use Element provided they have and maintain valid concurrency/capacity reservations for all required public facilities, including roadways, and the proposed use will not cause substantial public harm, as determined by the City Council.

Policy 1.~~3~~5.9
The City shall examine ~~the possibility of~~ and consider adopting an inclusionary zoning ordinance, mandating the creation of affordable housing units in proposed developments ~~or providing~~or providing options such as payment in lieu of, with fees payable to a Housing Trust Fund established for the creation of affordable housing units in the City.

Policy 1.35.10
The City shall consider the feasibility of= a linkage program for prioritizing mobility and additional housing options, by commissioning a study to analyze the effects of the employment and education sectors located within city limits. in increasing the need for additional housing.

Urban Design

Objective 1.4 6
The City shall identify methods of creating a sense of placeof andplace encourageand citywideencourage citywide implementation of urban design guidelines.
Monitoring and Evaluation:

8. Adopt Implement urban design guidelines by December 2009 September 2016.
9. Adopt regulations that regulate urban form along major corridors by September 2016. 2009.
10. Explore the feasibility ofEncourage the creation of a North Miami Public Art Program in the Arts Overlay District by July 2008 by January 2017.
- By 2009, cConduct a feasibility study on burying all utility lines along major corridors.
11. ADA Access and improvements.
12. Adoption of corridor plans that address streetscape improvements.

Policy 1.46.1
By December 2009, the The City shall adopt, monitor and evaluate existing guidelines for unified urban design, architectural, and landscape regulations for major corridors to further assist in creating create a sense of place throughout the City. During the creation of the urban design guidelines, the City. The City should consider the shall utilizese of Universal Design in new construction, residential rehabilitation and remodeling to simplify life for everyonefor byeveryone by installing products, and making the built environment more usable by as many peoplemany people as possible and to benefit people of all ages and abilities.

Policy 1.46.2
The City should may create an Urban Design and Architecture Review Board to implementto implement the urban design guidelines developed for the City, ensuring conformity of development and redevelopment to said guidelines.

Policy 1.46.3
Place making strategies that include pParks, plazas, pedestrian access, civic and cultural activities and amenities shall beshall be employed in the Downtown and along major corridors including the Neighborhood Redevelopment OverlayRedevelopment Overlay.

Policy 1.46.4
The City should explore the feasibility of a will pursue the North Miami Public Art

Program in the Arts Overlay District using grants, County funds or development impact fees and public art requirements in development and redevelopment initiatives.

Policy 1.46.5
The City shall ~~enhance~~ monitor existing way finding markers in the City that ~~by~~ provide~~ing~~ gateway and entrance features and evaluate additional way finding markers that may be needed to support the users arrival and engagement ~~to announce arrival into~~ within the City.

Policy 1.46.6
~~By December 2009, t~~ By 2016, the City shall ~~develop~~ amend the LDR to include sign ~~regulations that~~regulations ~~specifically~~that specifically address mixed use developments as well as off premise signs.

Policy 1.46.7
~~By December 2009, the City should conduct a feasibility study on burying all utility lines.~~ The City shall incorporate livability and pedestrian priority zone concepts for all TOD designated areas, adaptive action areas, the downtown, major corridors, recreation and open space within the City. Concepts shall include enhancements to mobility, livability, access to waterfront, linear greenways, water recreation, and infrastructure improvements that enhance North Miami's character and culture in the area.

Policy 1.46.8
~~By December 2009, the~~The City shall address landscape and streetscape requirements as it applies to the beautification of ~~the City and~~ existing development and redevelopment within the City, particularly in the downtown area.

Policy 1.46.9
The City ~~should~~ shall enhance and promote the Arts Overlay District with the Museum of Contemporary Art as the anchor with economic development strategies.

Policy 1.46.10
~~By December 2010 the~~ The City will continue to participate regional initiatives ~~coordinate~~coordinated with the South Florida Regional Planning Council as well as neighboring cities and associated organizations~~l~~ to identify opportunities for North Miami consistent with the vision of the CRA Master Plan. ~~to participate in the State Road 7 collaboration process.~~

Policy 1.6.11
By December 2016, the City shall adopt regulations for the design of parking garages within the downtown to ensure that such structures are seamlessly integrated into the urban form.

~~,Policy 1.6.13~~
~~The City shall address the exemption of lower-level structured parking from all height restriction requirements in Article 7 of the Land Development Code, which is to be updated in December 2015.\~~

Community Redevelopment

Objective 1.~~5~~ 7

The City shall utilize the adopted Community Redevelopment Agency Plan, as may be amended, to guide the redevelopment of identified urban infill areas, especially within the Neighborhood Redevelopment Overlay, to promote economic revitalization of blighted neighborhoods.

Monitoring and Evaluation:

~~13. The preparation of a land assembly methodology by December 2010.~~

~~14.~~ • Evaluation & continued iImplementation of a financial and relocation strategy for businesses located in the Neighborhood Redevelopment Overlay by ~~July 2010.~~ January 2017.

~~15.~~ • The completion of a feasibility study for a Creative Arts ~~center or theater~~Center, theater and/or hotel with the use of a land assembly methodology in the City Arts District ~~by December 2010~~.

• This objective shall also be measured by the implementation of its policies.

Policy 1.~~5~~7.1

~~By 2010, t~~The City shall ~~assist the~~ ensure that the Community Redevelopment Agency (CRA) ~~to prepare a~~ maintains a methodology for land assembly to achieve goals described in ~~the Community~~the Community Redevelopment Agency Plan, as amended.

Policy 1.~~5~~7.2

The City ~~should~~ shall continually monitor and evaluate~~utilize~~ real estate market trends and commission, if determined necessary, market studies of ~~the~~ redevelopment areas that ~~reflect real estate market demands to determine~~ support possible future land use changes and targeted marketing for specific businesses to relocate in the ~~Community Redevelopment~~Community Redevelopment Area. ~~The market study shall also evaluate whether the height limits within the City are appropriate for the recommended target businesses.~~

Policy 1.~~5~~7.3

The City should encourage the creation of a financial strategy to ~~strengthen businesses~~strengthen businesses in Neighborhood Redevelopment Overlay and develop incentives ~~for the~~for the retention and attraction of businesses in said district.

Policy 1.~~5~~7.4

The City should encourage the creation of a displacement plan in accordance with the Federal Uniform Relocation Assistance and Real Property Act as related to the City and CRA policies.

Policy 1.~~5~~7.5

~~By December 2010, t~~The City should conduct a feasibility study for the creation of a civic complex with c~~C~~reative ~~A~~arts ~~center or theater~~center, theater and/or hotel in the City ~~Arts~~ Downtown District.

Policy 1.~~5~~7.6
~~By January 2010, the~~ The City shall establish streamlined development review procedures for timely development in the Community Redevelopment Area ~~in accordance~~in accordance with the adopted Land Development Regulations.

Policy 1.~~5~~7.7
The City shall facilitate development in the CRA to ~~promote mixed~~promote mixed-use development, encourage mass transit, reduce the need for automobile travel~~,~~ ~~provide,~~ provide incentives for quality development and give definition to the urban form. A principal means of implementing this Policy shall be the creation of the Neighborhood Redevelopment Overlay, the Transit Oriented Development Overlay District, and its implementing land development regulations and programs.

Policy 1.~~5~~7.8
The City shall continue to identify areas of slum and blight in the community, and 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.~~5~~7.9
The City should encourage the use of Crime Prevention t~~T~~hrough ~~Environmental Design~~Environmental Design (CPTED) standards in the redevelopment of the City, enhancing the safety of the City and limiting design factors which abet crime.

Policy 1.~~5~~7.10
Encourage ~~mixed use~~mixed use developments along ~~NW 7th Avenue, Dixie Highway and Biscayne Boulevard~~ all major corridors that incorporate Transit Oriented Development and green design standards that enhances ~~both~~ the sense of place through aesthetic and economic development strategies. ~~vitality of the NW 7th Avenue corridor and help to create a sense of place.~~

Policy 1.~~5~~7.11
Prior to the establishment of passenger rail service on the FEC Railroad line, the City shall consider amendments to the Comprehensive Plan ~~that would~~ to allow mixed use redevelopment of lands ~~currently designated Industrial and~~ to allow a variety of complimentary uses located adjacent and/or proximate to the railroad.

Parking

Objective 1.~~6~~ 8
The City shall provide for efficient and attractive parking areas to enhance ~~the economic~~the economic environment and protect neighborhood character.

Monitoring and Evaluation:

~~16. The creation of a Parking Master Plan by December 2009.~~

~~17.~~• This objective shall be measured by the implementation of its policies.

~~Policy 1.6.1~~
~~By December 2009, the City shall conduct a parking study to assess parking needs citywide and create an inventory of existing parking facilities in the City and include recommendations for future parking and suggested locations.~~

~~Policy 1.6.2~~
~~The City shall develop a Parking Master Plan by December 2009 with the intention to:~~
~~• Utilize, to the maximum extent feasible, the joint use of parking among land use types in residential and business areas.~~
~~• Design parking areas for existing and future neighborhoods and business use that are safe, attractive and space efficient.~~
~~• Construct parking areas and structures to support downtown businesses and mixed-use developments.~~

Policy ~~1.6.3~~ 1.8.1
~~The City shouldimplement the recommendations of the Transportation Master Plan~~ The City shall work with the CRA to implement the recommendations of the recently adopted Parking Master Plan by encouraging parking management strategies such as ~~metered~~ parking ~~strutures~~ structures, shared use parking including time restrictions, and establish regulations for mixed- use and multi-family developments to reduce the need for additional parking structures in the Neighborhood Redevelopment Overlay and the Central City District.

Policy 1.8.2
The City shall re-evaluate the current parking standards in its Land Development Regulations to ensure they adequately foster downtown development.

Neighborhood Planning

Objective 1.~~7~~ 9

The City shall maintain and continuously improve neighborhoods through effective code ~~enforcement~~ compliance, on-going community outreach and implementation of ~~neighborhood beautification~~neighborhood beautification programs.

Monitoring and Evaluation:

- Evaluation of staff capacity for addressing code compliance violations and hire additional staff, as needed.
- By December 2015, appoint members of staff to act as Neighborhood Representatives with the intent of serving all areas of the City.

~~18. Bring 85 percent of code violations into voluntary compliance by December 2009.~~

~~19. By June 2008, appoint a member of City staff to act as a Neighborhood Improvement Coordinator.~~

- Utilize traditional and non-traditional methods of bringing all code violations into standard. Non-traditional methods can include foreclosures, unsafe structure orders for demolition, and court ordered clean-ups.

- Develop program for mitigation of fines if redevelopment or improvements are made to the property.

Policy 1.~~7~~9.1
The City's appointed Neighborhood Improvement Coordinator shall ensure that issues and concerns from all neighborhoods have been properly documented and expressed. ~~should appoint a staff designee as a Neighborhood Improvement Coordinator to ensure that issues and concerns from all neighborhoods have been properly documented and expressed.~~

Policy 1.9.2
The City shall appoint multiple staff designees as neighborhood representatives to support the Neighborhood Improvement Coordinator to help ensure issues and concerns are addressed and that transparency can be promoted through all city departments.

Policy 1.~~7~~9.~~3~~2
The City should encourage equal access to its residents and encourage participation in community activities from disenfranchised neighborhoods, to ensure that all residents are well represented in affairs affecting the City.

Policy 1.~~7~~9.~~4~~3
The City should develop a Community Aesthetics program in conjunction with the City's Code ~~Enforcement~~ Compliance Ddepartment to enforce appropriate standards for maintenance, appearance and occupancy of residential areas.

Policy 1.~~7~~9.~~5~~4
The City ~~should~~ shall maintain a minimum ratio of one code ~~enforcement~~ compliance officer ~~for every~~for every square mile of developed property, one minimum housing code officer for every 150 multi-family buildings (four or more dwelling units), and 1/3 sanitation code officer for every square mile of property.

Policy 1.~~7~~9.~~6~~5
The City ~~appointed designee~~ shall implement a neighborhood beautification program, "Keep North Miami Beautiful" to organize neighborhood representatives and community volunteers to assist elderly and disabled homeowners in property improvement and maintenance. In conjunction with this program, the City shall also encourage residents to clear litter and ~~trash from~~trash from vacant lots, improve dilapidated buildings and decrease the number ~~of abandoned~~of abandoned and old car bodies located on individual lots.

Policy 1.~~7~~9.6
The City shall strengthen the social fabric of its neighborhoods by supporting community policing and community watch organizations to reduce opportunities for criminal activity. Implementation of this policy shall be coordinated with the Police Department, Community Planning, all applicable neighborhood civic associations.

Policy 1.~~7~~9.7
The City ~~should~~ shall utilize neighborhood design standards as adopted in the land development regulations to enhance neighborhood preservation.

Downtown Planning

Objective 1.10
The City shall implement the vision of the Downtown Development and Major Corridor Master Plan as well as the associated Concept and Action Plans by guiding future development and redevelopment within the downtown core and major corridors, and by working in concert with city regulations, visual guidelines and code compliance to portray its full potential.

Monitoring and Evaluation:

- Evaluation and continued implementation of the Downtown Development and Major Corridor Master Plan.
- Implementation of the policies detailed below.

Policy 1.10.1
The City shall develop a downtown circulator or shuttle to the NE 125th Street FEC transit hub.

Policy 1.10.2
The City shall examine the current land use and zoning district designation limitations for potential revisions for enhanced pedestrian friendly design that encourages people to walk from place to place along major corridors and the downtown.

Policy 1.10.3
The City shall incorporate design features into their land development code that includes build□to lines (BTL) for redevelopment, which means that buildings would be built at the edge of the right□of□way line and would be more accessible for pedestrians and transit users. Other pedestrian□oriented design standards that will be considered include wider sidewalks, streetscaping, such as vegetation for shade and benches for resting, human□scale signing, and street lighting.

Policy 1.10.4
The City of North Miami shall ~~evaluate the~~ create~~ion of a~~ the Planned Corridor Development Overlay, which would be applied to all corridors identified within the Downtown Development and Major Corridors Master Plan. The associated zoning regulations shall outline specific requirements for building scale, massing, build-to-lines, uses, etc., as detailed in Objective 1.16.

Policy 1.10.5
The City shall complete a Level of Service Assessment, per Highway Capacity Manual (HCM) standards to help determine segments of roadway to reduce in width or in number of lanes by determining amount of trips against level of service.

Policy 1.10.6
The City shall coordinate with FDOT to allow decorative mast arms and signage and pursue Local Funding Agreements. This will require direct discussions with FDOT, District 6. It is strongly recommended that such discussions be spear-headed by City Council members.

Policy 1.10.7
The City shall coordinate with FDOT to complete an Access Management Study and obtain FDOT approval to extend the medians and provide mid-block pedestrian crossings.

Policy 1.10.8
The City shall request and obtain FDOT design variation approval for reduction in median widths. This should be a priority for Biscayne Boulevard, NE 6th Avenue, NW 119th Street, and NW 7th Avenue.

Policy 1.10.9
The City shall obtain FDOT design variation approval to reduce lane widths to allow for bike lanes or multi-purpose trails (shared sidewalk and bike lane for context sensitivity). This should be a priority for NE 6th Avenue, and NW 119th Street.

Policy 1.10.10
The City should evaluate a reduction in posted speed limits, from 40 mph. to 35 mph, from 35 mph to 30 mph, and from 30 mph to 25 mph to allow for safer roads, particularly along secondary arterials and collector streets within neighborhoods. This should also be considered for NW 7th Avenue and West Dixie Highway with FDOT coordination.

Policy 1.10.11
The City shall evaluate Sec. 4-303. Minimum standards of development for nonresidential districts of the LDRs, to utilize Build-to-Lines (BTLs) along major corridors and within the Downtown core.

Policy 1.10.12
The City shall coordinate with FDOT to conduct lighting engineering and analysis for all major corridors within the City.

Policy 1.10.13
The City shall create student housing opportunities within the areas that are proximate to FIU, Johnson & Wales, and Barry University to establish.

Policy 1.10.14
The City should consider annexation of the surrounding properties of Barry University and establish an educational corridor between West Dixie Highway, 119th Street, North Miami Avenue, and 115th Street.

Policy 1.10.15
The City should consider land assembly activities and continue façade enhancements

along NE 125th Street, West Dixie Highway and 6th Avenue.

Policy 1.10.16
The City shall study the feasibility of increased density and height along major corridors, transit supportive areas and the downtown core.

Policy 1.10.17
The City shall explore possible aggregation of land along the downtown corridors and increase the depth of the corridors with land use/zoning changes to provide parcels of sufficient size for redevelopment.

Disaster Preparedness and Hurricane Evaluation

Objective ~~1.8~~ ~~11~~ 1.11
The City shall coordinate with Miami-Dade County, the South Florida Regional Planning Council and the State of Florida in addressing the evacuation, structural integrity and disaster-preparedness needs of North Miami.

Monitoring and Evaluation:

20. ~~By January 2009, the City shall develop an Emergency Plan.~~ By December 2016, the City shall complete a Comprehensive Emergency Action Plan that ensures compliance with the South Florida Regional Evacuation Study (2010) and the Miami-Dade County's Comprehensive Emergency Management Plan (June 2013).

Policy ~~1.8~~11.1 1.11.1
The City shall continue to coordinate with the State of Florida, 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 in developing an action plan, if necessary, to address wind stability and flood protection for key buildings.

Policy ~~1.8~~11.2 1.11.2
The City shall continue to work with the South Florida Regional Planning Council's Local Emergency Planning Committee and Miami-Dade County's Emergency Management Department 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~~redevelopment process.

Policy ~~1.8~~11.3 1.11.3
The City should undertake a study to consider alternate methods for maintaining traffic signals and cellular phone service after storms.

Policy ~~1.8~~11.4 1.11.4
By ~~January 2009~~ December 2015, the City ~~should~~ shall commence a study to develop a ~~City~~ Comprehensive Emergency Action Plan ~~Emergency Plan~~ addressing disaster-

preparedness, hurricane evacuation, storm surge, flooding, catastrophes, and post-disaster redevelopment plans, procedures and personnel duties.

Policy ~~1.811.5~~ 1.11.5
All proposed large-scale amendments to this Comprehensive Plan and/or zoning applications shall be evaluated for their impact on hurricane evacuation routes and times, and effect on currently available off-site shelter capacities. Roadway improvements and shelter improvements shall be required, if deemed necessary~~, to~~, to mitigate negative impacts and phased with new residential development.

Environmental Sustainability

Objective ~~1.9 12~~ 1.12
To preserve the existing environment~~ by~~, the City shall monitor, evaluate and commission studies that encourage~~aging~~ open space, greenways, linear trails interconnected with bikeways~~and requiring~~, native plants and trees ~~and green space~~ in development and redevelopment projects. ~~and to encourage the use of alternative fuels in City owned vehicles.~~

~~Monitoring and Evaluation:~~
~~The creation of an approved plant list by July 20~~

Policy 1.~~9~~12.1
~~By July 2010, the~~The City shall ~~amend its~~ ensure the LDR ~~to~~ includes an approved plant list, a fast-tracked tree removal process for exotic invasive species and nuisances, and prohibit the planting of exotic invasive species in new development and redevelopment projects.

Policy ~~1.912.2~~ 1.12.2
Include in the LDR appropriate regulations to properly address local topography~~, flooding~~, flooding frequency, soil and other applicable environmental conditions in development approvals. In addition, provide for ~~adequate drainage~~adequate ~~and~~drainage and stormwater management, open space, vehicle parking and safe, convenient on-site traffic flow.

Policy ~~1.912.3~~ 1.12.3
Ensure that a variety of parks, recreation, and open space facilities area available to City residents and that trails, bikeways, pedestrian pathways as well as any other non-vehicular paths are incorporated into such spaces.

Policy ~~1.912.4~~ 1.12.4
The City should consider investing in a fleet of fuel efficient cars to carry out ~~the dailythe day~~ tasks of the City while being as energy and fuel efficient as possible.

Policy 1.12.5
Proposed future land use map amendments shall be supported with data analysis from the adopted 16-Year Water Supply Facilities Work Plan Update demonstrating that

adequate water supplies and associated public facilities will be available to meet the projected growth demands. The impact on potable water shall be determined by applying the standard generation rates outlined in Policy 4D.2.6 of the Infrastructure Element.

Policy 1.12.6
The City shall provide for the protection of water quality with both traditional and alternative water supply sources as recommended in the 16-Year Water Supply Facilities Work Plan Update.

Policy 1.12.7
The City shall provide an appropriate set of land management regulations to accomplish the City of North Miami's Parks Master Plan and policies contained in Objective 7.4.

Green Building and Sustainability

Objective ~~1.10~~ ~~13~~ 1.13
To encourage sustainable development throughout the City and implement green building requirements, such as using renewable energy resources, for development and redevelopment projects to reduce energy usage; landfill waste; ~~and~~ greenhouse gas emissions; create a healthy indoor environment; conserve building materials and resources; and, promote water efficiency.

~~Monitoring and Evaluation:~~

~~21. Adoption of minimum LEED design and construction standards, and/or any nationally recognized green standards acceptable to the City, by December 2009.~~

Policy ~~1.10~~~~13.1~~ 1.13.1
~~By December 2008, t~~The City shall continue to ~~adopt~~ update ~~minimum requirements in~~ its LDR for sustainable development by implementing nationally recognized green ~~standards acceptable~~standards acceptable to the City, such as the standards of the Leadership in Energy ~~and Environmental~~and Environmental Design (LEED) green building rating system as adopted by the U.S. Green Building Council; and address all resource constraints ~~that may~~that ~~be~~may be applicable to its implementation.

Policy ~~1.10~~~~13.2~~ 1.13.2
The City shall consider the feasibility of providing tax incentives, reduced ~~parking requirements~~parking ~~requirements, density, and~~density ~~height~~and ~~bonuses~~height ~~or~~bonuses ~~expedited~~or ~~permitting~~expedited ~~for~~permitting for buildings ~~proposing~~proposed to be built under LEED standards, especially for buildings proposed on the tiered LEED levels of Platinum, Gold or Silver; and/or any nationally recognized green standards acceptable to the City.

Policy ~~1.10~~~~13.3~~ 1.13.3
The City ~~shall require~~shall ensure that all newly developed public buildings in the City ~~to be~~to ~~designed~~be designed and constructed to the standards of LEED Silver and all City ~~funded projects~~funded projects to be at a minimum LEED Certified and/or

to any nationally ~~recognized green~~recognized green standards acceptable to the City.

Policy ~~1.1013.4~~ 1.13.4
The City should prepare an ordinance in coordination with the CRA requiring ~~all buildings~~all buildings in the redevelopment area to have LEED certification, with an allowance for exception ~~in cases of undue hardship~~, as determined by the City Council.

Policy ~~1.1013.5~~ 1.13.5
The City ~~should~~ shall consider the applicability of other green building standards, ~~such as~~such as standards of the Florida Green Building Coalition, to create an ordinance unique to the City of North Miami encompassing the requirements of Objective 1.10.

Policy 1.13.6
The City shall develop an Adaptation Action Area Plan to assess vulnerability areas. As such, the City of North Miami shall designate Adaptation Action Areas within the city limits to provide a means to identify those areas deemed most vulnerable to sea level rise and other climate change impacts including but not limited to extreme high tides, heavy local rain events, and storm surge for the purpose of prioritized funding and adaptation planning.

Schools and Collocation with Public Facilities

Objective ~~1.11~~ ~~14~~ 1.14
To assist the Miami-Dade County School Board and respective local charter school developers in providing high-quality elementary, secondary and college level education facilities and resources necessary to meet the future needs of ~~North Miami's~~North Miami's youth and adult population.

Monitoring and Evaluation:
~~22.~~ • This objective shall be measured by the implementation of its policies.

Policy ~~1.1114.1~~ 1.14.1
The City shall ensure that public schools are allowed in all land use ~~categories shown~~categories shown on the adopted Future Land Use Map and all zoning districts contained in the LDR.

Policy ~~1.1114.2~~ 1.14.2
As provided for in the Interlocal Agreement between North Miami and the Miami-Dade County School Board, the City will continue to work with the School Board to plan future public school sites in the City and ensure adequate lands are available; ensure safe routes to school are incorporated;~~,~~ proximate to neighborhoods with sufficient access, safety and security; and, to accommodate the present and future student population of the City.

Policy ~~1.1114.3~~ 1.14.3
The City should utilize all feasible opportunities to collocate public facilities, ~~such~~

~~as~~such as parks, libraries, recreational and community centers, with schools.

Policy ~~1.1114.4~~ 1.14.4
Consistent with the provisions of the Interlocal Agreement between North ~~Miami and~~Miami Educational Compact and the Miami-Dade Public School Board, the City will consider the individual and ~~cumulative impacts~~cumulative impacts of land use plan amendments and rezoning applications that increase ~~residential density~~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 ~~1.1114.5~~ 1.14.5
The City will provide expedited development review process for all proposed schools within North Miami.

Policy ~~1.1114.6~~ 1.14.6
As part of the Interlocal Agreement between the City of North Miami Educational Compact and the Miami-Dade County Public School Board~~, the~~, 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 ~~1.1114.7~~ 1.14.7
The City will encourage universities, colleges and non-profit education providers to establish college-level and adult education facilities in North Miami.

Policy ~~1.1114.8~~ 1.14.8
The City will work closely with the Miami-Dade County Public School Board to investigate methods to apply to the development approval stage to ensure that charter schools in the City remain in operation, or if forced to close, an alternative plan is triggered to make sure the quality and size of the school is replicated in another nearby location.

Policy 1~~.1114.9~~ 1.14.9
The City shall encourage the creation of educational campus development plans and to the extent feasible ensure that plans are consistent with urban ~~design guidelines~~design guidelines and uses as outlined in the Future Land Use Map.

Policy 1.14.10
The City shall engage educational institutions such as Florida International University and Johnson & Wales to encourage the use of open space quads as part of their campus master planning process.

Policy 1.14.11
The City shall consider density and height bonus allowances for the preservation of open space quads that are identified within campus master plans.

Floating Dwelling Units & Commercial Use

Objective 1.15

The City of North Miami shall direct growth in a manner that will be equitable in achieving the redevelopment, variety of housing choices, and multi-modal transportation objectives of the Comprehensive Plan.

Monitoring and Evaluation:
By September 2016, the City shall measure the extent of existing density and non-residential uses, and add to the value of floating dwelling units and/ or commercial use when new development occurs.

Policy 1.15.1

1. A pool of 2,500 floating units and 375,000 s.f. of commercial use are reserved for the Neighborhood Redevelopment Overlay (NRO).
2. A pool of 2,500 floating units and 375,000 s.f. of commercial use are reserved for use anywhere outside of the Neighborhood Redevelopment Overlay (NRO).
3. These pools may be used to facilitate mixed-use development, and either higher intensities or additional land uses that are not permitted by the underlying map designations.
4. Additional floating units and/or commercial use shall be approved via a development agreement that expires after 24-months and is approved by resolution. Currently, the process requires a Conditional Use by resolution before City Council.
5. Allowable floating units and/or commercial use is governed by available units and square feet mentioned herein.

Transitional Compatibility Zones

Objective 1.16

Transitional compatibility zones shall be provided for orderly transition from higher to lower buildings to protect the character of existing single-family neighborhoods outlying new redevelopment, including areas such as the NRO and the Planned Corridor Development (PCD) Overlay.

Policy 1.16.1
Guiding principles for transition zones shall include the following:

1. North-South corridors should be treated with architectural and massing consistency, such that each north south corridor has an identity.
2. Generally, for east-west transitions, avenues should be used to separate multiple-family dwellings from single-family neighborhoods, rather than mid-block transitions. Lots fronting avenues, however, should be treated equally on both sides.
3. North-south transitions should occur along the latitudinal centerline of the block, so that both sides of any given street are treated similarly.
4. Acceptable transitions adjacent to single-family neighborhoods outlying the

NRO and PCD should be single-family detached and attached dwellings, two- family dwellings made to appear as single-family detached dwellings, and multiple-family dwellings that appear as single-family attached dwellings. Buildings adjacent to single family residential neighborhoods outlying the NRO and PCD should be no higher than three floors. When abutting a single-family residential lot outlying the NRO and/or PCD, yards and setbacks along the common lot line should be equal to or greater than that of the single- family lot. Landscaped alleys may also be used to accomplish the setback and provide separation.

5. Appropriate transitional uses between main corridors and single-family neighborhoods outlying the NRO and/or PCD shall include office, gallery, studio, compatible and small-scale community facilities, multiple-family residential and attached single-family residential.

Policy 1.16.2
The Land Development Regulations shall be amended to review parking requirements to reduce for mixed-use buildings that offer bicycle parking and electric charging stations within the NRO and PCD. Land development regulations shall specifically address the reduction. Shared parking between adjoining buildings or off-site parking and centralized parking should be allowed.

Policy 1.16.3
The City and CRA should coordinate efforts to provide public parking as an incentive to encourage redevelopment.

Policy 1.16.4
Safe and secure bike parking should be required. Well-lit and shaded bus stops should be provided. Motorcycle parking and electrical charging station areas may be provided in lieu of parking spaces.

Policy 1.16.5
All redevelopment shall be sensitive to the community character enhancement, specifically transit, pedestrian friendliness and the integrity of single-family residences adjacent to the NRO and PCD corridors. Interconnected sidewalks and shade from trees, awnings, canopies or other shading devices are paramount.

Neighborhood Redevelopment Overlay

Objective ~~1.12~~ ~~15~~ 1.17

The Neighborhood Redevelopment Overlay (NRO) shall be designated as ~~the City's~~the City's ~~urban core~~ urban service area, and the City shall direct growth into the Overlay area in a manner that will achieve the redevelopment, economic development, variety of housing choices, and multi-modal transportation objectives and policies of the Comprehensive Plan.

Monitoring and Evaluation:

~~23.~~ • Creation of new Land Development Regulations~~,~~ to specify in detail

how how following policies of the Redevelopment Overlay shall be implemented, by December 2009 September 2016.

Policy 1.1215.1 1.17.1

The maximum allowable development within the NRO shall be governed by the future land use plan map designations therein, and as follows:

1. Pursuant to Objective 1.15 and Objective 1.16.
2. The permitted height within the NRO shall be 90 feet with an additional 40 feet for following Objective 1.3, 1.4 and 1.13, subject to the intensity transition policies herein.
3. The permitted height within the Central Business Commercial District shall be 110, with additional 40 feet for following policies contained under Objective 1.3, 1.4 and 1.12.
4. Permitted uses within mixed-use, residential, commercial and community facility categories are allowed in this district.
5. Density may not exceed 90 du/ac depending on availability of unassigned units.

1. A pool of 1,800 2,500 floating dwelling units and 375,000 s.f. of commercial use are reserved for the Central City Business District (CCD) Node. A pool of 2,200 floating dwelling units and 375,000 s.f. of commercial use is established for use anywhere within the NRO. This pool may be used to facilitate mixed-use development, and either higher intensities or additional land uses that are not permitted by the underlying map designations.
2. A secondary pool of 1,000 2,500 unassigned dwelling units is established within outside the NRO. within the Planned Corridor Development (PCD) Overlay District. Potable water supply and treatment capacity limitations necessitate that the potable water supply reserved for the secondary pool of dwelling units may be allocated to land use plan amendments in the remainder of the City for additional redevelopment. For each a Additional dwelling units shall be approved via plan amendment development agreement that expires after 24 months and is approved by resolution. Currently the process requires a Conditional Use Approval by resolution before City Council.
3. The maximum permitted height within the CCD Node Central Business Commercial District shall be 110 300 feet, with additional 40 feet for following policies contained under Objective 1.32, 1.4 and 1.1012; 90 feet in other locations within NRO with additional 40 feet40 fet for following policies contained under Objective 1Objective 1.2 3, and1.4 1and 1.1012, subject to the intensity transition policies herein.

   The permitted height within the PCD Overlay shall not exceed 300 feet including in areas within the CCD Node Central Business Commercial District and NRO. Neighborhood Redevelopment Overlay (NRO).
4. Permitted uses within mixed-use, residential, commercial and community facility categories are allowed in this district. Density may not exceed 90 du/ac depending on availability of floating unassigned units.

Policy ~~1.1215.2~~ 1.17.2
Mixed-use shall be encouraged along the main corridors within the ~~NRO~~ Neighborhood Redevelopment Overlay, the Central Business Commercial District, ~~namely Dixie Highway, 125th Street and NE 6th Avenue~~ and the Planned Corridor Development (PCD) Overlay. To this end, the land development regulations shall specify ground floor design to accommodate retail, service and entertainment uses and mixed-use parking garages. Upper floors of mixed-use development should contain at least one additional use. All buildings on lots with main corridor frontage should contain at least two fully inhabitable floors.

Policy ~~1.12.3~~ 1.17.3
Mixed-use is required at the five-point intersection/quadrant within the ~~CCD Node~~ Central Business Commercial District, wherein ground floor uses shall be limited to commercial retail, service or entertainment, and upper floors shall contain at least one additional use. All buildings on lots with main corridor frontage shall contain at least two fully inhabitable floors.

Policy ~~1.1215.4~~ 1.17.4
A minimum of 20 percent district-wide open space shall be provided within the NRO. Such open space shall be usable by the general public in the form of parks, plazas, pocket parks and other urban open space types as shall be defined in the land development regulations. Landscaped areas that are not part of a park or plaza shall not count towards required open space. Water area may count towards required open space if located within a park, plaza or other open space recognized by the land development regulations.

Policy ~~1.1215.5~~ 1.17.5
Off-site open space provision is allowed. To this end, several small, triangular-shaped parcels along Dixie Highway that are unsuitable for intense development should be utilized for open space purposes to the extent feasible.

Policy ~~1.1215.6~~ 1.17.6
Properties in the redevelopment area that do not front any of the main corridors shall be developed according to transition area regulations of the land development regulations, which shall be guided by the transition principles herein. Transition areas shall occur between the more intense mixed use and commercial corridors and existing low-density residentialneighborhoods.

Policy ~~1.1215.7~~ 1.17.7
To address the proposed FEC commuter station and the resulting potential for transit oriented development, as well as brownfield redevelopment, the City shall, by December 2016, adopt form based code regulations, consistent with the standards promulgated by the Form Based Codes Institute, for the Neighborhood Redevelopment Overlay, and the Planned Corridor Development Overlay depicted on the Future Land Use Map. ~~The City should consider adopting form-based land development regulations that specify acceptable transitions within the NRO. Form-based regulations prescribe certain aspects of building placement, spacing, building~~

mass, types of building frontages, parking location, and access in order to affect a specified development pattern. Form-based regulations may be the tool used to manage the transition between high intensity structures and outlying single family residential neighborhoods.

Policy 1.1215.8

Guiding principles for transition zones shall include the following:

1. Orderly transition from higher to lower buildings to protect the character of existing single-family neighborhoods outlying the NRO and the Planned Corridor Development (PCD) Overlay.
2. North-South corridors should be treated with architectural and massing consistency, such that each north south corridor has an identity.
3. Generally, for east-west transitions, avenues should be used to separate multiple-family dwellings from single-family neighborhoods, rather than midthan mid-block transitions. Lots fronting avenues, however, should be treated equally on both sides.
4. North-south transitions should occur along thealong latitudinalthe centerlinelatitudinal centerline of theof the block, so that both sides of any given street are treated similarly.
5. Acceptable transitions adjacent to single-family neighborhoods outlying the NRO and PCD should be single-family detached and attached dwellings, two- family dwellings made to appear as single-family detached dwellings, and, and multiple-family dwellings that appear as single-family attached dwellings. Buildings adjacent to single family residential neighborhoods outlying the NRO and PCD should be no higher than three floors. When abutting a single-family residential lot outlying the NRO and/or PCD, yards and setbacks along the common lot line should be equal to or greater than that of the single- family lot. Landscaped alleys may also be used to accomplish the setbackthe setback and provide separation.
5. Appropriate transitional uses between main corridors and single-family neighborhoods outlying the NRO and/or PCD shall include office, gallery, studio, compatible and small-scale community facilities, multiple-family residential and attached single-family residential

Policy 1.1215.9

The Land Development Regulations shall be amended to review Parking parking requirements may be to reduced for mixed-use buildings, that offer bicycle parking and electric charging stations within the NRO and CCD Node PCD. Land development regulations shall specifically address the reduction. Shared parking between adjoining buildings or off-site parking and centralized parking should be allowed.

Policy 1.1215.10

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

Policy 1.1215.11

~~Safe and secure bike parking should be required. Well lit and shaded bus stops should be provided. Motorcycle parking and electrical charging station areas may be provided in lieu oflieu of some car parking spaces.~~

~~Policy 1.1215.12~~
~~All redevelopment shall be sensitive to the community character enhancement, specifically transit, and pedestrian friendliness and the integrity of single-family residences adjacent to PCD corridors. Interconnected sidewalks and shade from shade trees, awnings, canopies or other shading devices are paramount.~~

Planned Corridor Development (PCD) Overlay

Objective ~~1.16~~ 1.18

The Planned Corridor Development (PCD) Overlay shall be provided along ~~all major corridors whichcorridors, which include~~ the following major corridors: NW 7th Avenue, ~~NW 119th Street~~, NE 6th Avenue, NE 125th Street, West Dixie Highway and a portion of Biscayne Boulevard. The PCD will create a compact, high-intensity mix of residential, commercial, employment, and civic/institutional uses to maximize the use of transit, reduce the use of single-occupancy vehicles, increase pedestrian activity, and improve access and mobility. The policies in this objective encourage an eventual update to the land development code that will implement a more intense and efficient use of land, with increased densities, to promote the mutual reinforcement of public investments and private development of land.

Policy ~~1.16.1~~ 1.18.1
The land development regulations for the Planned Corridor Development (PCD) Overlay shall provide compact urban growth, expand opportunities for increased choice of transportation modes, increase density and intensity development to increase the transit ridership base, establish a safe and pleasant pedestrian environment by ensuring an attractive streetscape, attract a functional mix of complimentary uses, and provide facilities that support ~~transit use, bicycling, and walking.~~ multiple modes of transportation.

Policy ~~1.16.2~~ 1.18.2
The land development regulations for the PCD Overlay ~~must~~ shall emphasize the proper placement and design of buildings to maximize the value of the transit service to a variety of users and to ensure pedestrian and bicycle friendly streets and civic spaces. The overlay district must also include locational criteria for the proposed height and standards to ensure the ability to meet the adopted level of service (LOS) of the City's Concurrency Management System and the creation, over time, of walkable block sizes and the development of "complete streets."

1. The overlay's land development regulations shall provide the highest levels of density and intensity assigned and compatible transitions in physical scale in the surrounding transit supportive area that should retain the existing character.

2. The overlay's land development regulations should foster a variety of urban

habitats:

a. High density and intensity areas with mixed use residential, retail, office, and employment uses;
b. Multi-story mixed-use areas with "NOMI" character;
c. Areas with a wide variety of housing types, including multi-story and attached buildings;
d. Primarily residential areas with transit-supportive densities

Policy ~~1.16.3~~ 1.18.3

The maximum allowable development within the PCD Overlay shall be governed by building transitions that are appropriately scaled to adjacent streets and single-family neighborhoods, the future land use plan map designations therein, and as follows:

1. State Road 7/NW 7th Avenue:
   a. The permitted height along NW 7th Avenue shall allow up to 200 feet in height on the east side of the corridor. The allowable height includes parking levels and appropriate building transitions.
   b. The land use of the corridor is limited to office and commercial.
   c. The Floor Area Ratio (F.A.R.) is 2.0.

2. NE 6th Avenue
   a. The permitted height is limited to 110 feet which includes parking levels and appropriate building transitions.
   b. The permitted density is 100du/ac pursuant to the availability of floating dwelling units.
   c. Permitted height is subject to compatibility requirements detailed herein.
   d. The Floor Area Ratio (F.A.R.) is 2.0.

3. Biscayne Boulevard:
   a. The permitted height includes parking levels and appropriate building transitions.
   b. The permitted height along Biscayne Boulevard shall be 110 feet in height, with 40 feet in bonus not including areas with height restrictions as detailed in Policy 1.20.4.1.
   c. The permitted height along Biscayne Boulevard, south of NE 123rd Street on the west and east sides of the corridor, shall be 110 feet in height, with 40 feet in bonus.
   d. ~~D~~ The permitted density is ~~limited to 25du/ac~~ 125 du/ac subject to~~,~~ ~~with~~ the availability of ~~additional bonus~~ floating units and pursuant to a development agreement. ~~conditional use approval. and policy 1.15.1(2).~~
   e. The land use is mixed use.
   d. The Floor Area Ration (F.A.R.) is 2.0.

4. West Dixie Highway:
   a. The permitted height along West Dixie Highway shall be 110 feet, including parking levels, provided that the buildings transition appropriately to adjacent streets and single-family neighborhoods.

b. The permitted density is 100du/ac, with the availability of bonus units not to exceed 100du/ac. The bonus units are pursuant to a development agreement. ~~Permitted uses within the PCD Overlay District include mixed-use of any two or more permitted uses as defined in the City's Land Development Regulations.~~
c. The land use of West Dixie Highway is mixed use.
d. The Floor Area Ratio (F.A.R.) is 2.0

5. NE 125th Street
   a. The permitted height along NE 125th Street, within the NRO, shall be 110 feet, including parking levels and appropriate building transitions.
   b. The permitted density is 100du/ac, subject to the availability of bonus units and pursuant to a development agreement.
   c. The land use of NE 125th Street is mixed use.
   d. The Floor Area Ratio (F.A.R.) is 2.0.

PLANNED COMMUNITY URBAN DESIGN OVERLAY

~~Policy 1.16.4~~ Objective 1.19
The property known as Sole Mia with the Planned Community Urban Design Overlay and associated development order encompasses 180 acres and has an allowable height of 450 ft., density of 40 du/ac, and a F.A.R. of 2.0. The Conditional Use Permit and Conceptual Master Development Plan were both approved via 2015-R-16 that allows for vested rights mentioned herein for uses, density and intensity.

Policy 1.19.1
The maximum allowable development within the Planned Community Urban Design Overlay shall be governed by the future land use plan map designations therein, and as follows:

1. The permitted height within the Planned Community Urban Design Overlay shall not exceed 450 feet and 40 du/ac;

2. 4,390 residential units including (X) approximately 4,315 multifamily units and/or elderly assisted housing units; and (Y) a hotel with a rating of no less than three (3) stars, containing approximately 150 keys (equivalent to 75 units for density)(the forgoing residential and hotel limitations, the "Density Limitation");

3. 1,491,256 sf of commercial, office, vehicle sales/display, institutional and/or retail uses (each and collectively, "Commercial Use"), in any combination (the foregoing Commercial Use limitations, the "Intensity Limitation");
4. An active open park of not less than 7.2 acres;

5. A passive park of not less than 13.7 acres;

6. An aggregate of no less than 37.0 acres of the Property (inclusive of the above-

described active park and passive Park) will be devoted to recreational, community, open space, park, access or similar use (including but not limited to a community center).

Permitted Uses in Future Land Use Categories

Objective ~~1.13~~ ~~18~~ 1.20

Land use categories are further defined as follows:

Policy ~~1.1318.1~~ 1.20.1
RESIDENTIAL

The areas designated Residential on the Future Land Use Map are ~~intended primarily~~intended primarily for residential dwellings, but other land uses related to a ~~residential environment~~residential environment, including schools and places of worship, may also be appropriate.

Uses permitted in areas designated residential are as follows:

1. Residential dwelling units, subject to the limitation for a parcel as shown on the Future Land Use Map, and subject to the density and intensity limitations set forth in Policy 1.~~1~~2.1. Subject to unit availability per Policy 1.~~12~~14.1, low-medium, medium and high density residential designations may allow a density bonus not to exceed an additional 25 du/ac if developed in accordance with the policies contained under ~~objectives 1.~~objectives 1.~~3~~2, 1.4 and 1.~~10~~ 12 as further defined in the City's Land Development Regulations. Developments within the NRO are subject to the ~~density and~~density and height bonuses in accordance with the policies contained under Objective 1.~~12~~ 15 as further defined in the City's Land Development Regulations. Developments within the PCD are subject to the density bonuses in accordance with the policies contained under Objective 1.16 and further defined in the City's 2016 update of the Land Development Regulations.

~~6.~~2. Nonprofit neighborhood social and recreational facilities.

~~1.~~3. Home occupations that are listed as permitted uses in the LDR conducted with mail, telephone and computer use only, with no customers, clients or employees on site at any time.

~~7.~~4. Active and passive parks.

~~2.~~5. Community facilities, such as schools, places of worship, in-home child and adult day care, nursing homes, governmental administration, police and fire protection facilities, and libraries.

6. Ancillary uses and activities such as clubhouses and private restaurants owned by a homeowners' association, neighborhood community centers, small daycare centers, low-impact public facilities and utilities, and parks and recreational facilities.

~~3.~~7. Small-scale public facilities and utilities intended to serve the immediate needs of the residential community may be permitted on compatible sites in

all residential land use categories subject to adequate design and buffering as determined by the City.

Restriction on Height:

1. Buildings and structures immediately north of the Village of Biscayne Park (121st Street boundary), shall not exceed 35 feet in height, for the first 100 feet north of 121st Street. Thereafter the height may increase at the rate of one foot vertical for every two feet horizontal, not to exceed the maximum height allowed by the underlying land use designation.

Policy ~~1.18.2~~ 1.20.2
RESIDENTIAL OFFICE

The areas designated Residential Office on the Future Land Use Map is to allow for the conversion and use of existing low-density residential structures to non-intensive office oriented land uses. These areas are intended to serve as transitional buffers between low-density residential and more intensive commercially oriented land uses to prevent the physical and economic decay of the structures located within the transitional area and to promote their revitalization.

Uses permitted in areas designated Residential Office are as follows:

1. Accounting and auditing
2. Advertising
4. Architecture/engineering/building
6. Chiropractic
7. Dentistry (excluding clinics)
8. Economic analysis and planning
9. Financial and market research
12. Investment (excluding brokerage offices)
13. Law
14. Other offices of a similar nature similar to that of the above uses

Policy ~~1.13.2~~ ~~1.18.3~~ 1.20.3
BAYSHORE ZONE (BZ)

The area designated Bayshore Zone (BZ) on the Future Land Use Map is to allow for a high density multifamily district. Future development within BZ shall provide a desirable character that is in harmony with the upland development and waterway. The BZ category is subject to the following:

1. Conserve the natural amenities of the land by encouraging the preservation

and improvement of scenic and functional space.

2. Provide maximum opportunity for application of concepts to the creation of aesthetically pleasing environments for living on properties of adequate size, shape and location.
3. Complies with the Miami-Dade County shoreline restrictions and development review standards as required by Chapter 33 (D) of the County's Code of Ordinances.
4. The permitted height along Bayshore Drive shall be 115 feet, including parking levels, providing that the buildings transition appropriately to adjacent streets and single-family neighborhoods.
5. The permitted density is 100du/ac.
6. The maximum lot coverage is 80 percent.

Policy 1.20.4

COMMERCIAL/OFFICE

The areas designated Commercial/Office on the Future Land Use Map are intended to provide land area for business, office, retail, service, light industrial and other commercial enterprises.

1. Retail uses, including restaurants.
2. Office and business uses.
3. Professional offices and businesses.
4. Community facilities such as schools, museums, places of worship, child and adult day care centers, nursing homes, governmental administration, police and fire protection facilities, and libraries.
5. Passive parks and open space.
6. Nonprofit neighborhood social and recreational facilities.
7. Light industrial uses.
8. Residential (Mixed) Uses.

Restriction on Height:

1. All developments fronting ~~on~~ the east side of Biscayne Boulevard commercial corridor beginning at NE 123rd Street north to NE 135th Street, shall maintain a maximum height of 55 feet and all future land use amendments shall conform to the 55 ft. height restriction subject to LDR as further defined.

Policy ~~1.13.3~~ ~~1.18.4~~ 1.20.5
CENTRAL BUSINESS COMMERCIAL

Permitted uses shall be the same as Commercial/Office designation and comply with Policy 1.15.3. ~~.~~

Policy ~~1.13.4~~ ~~1.18.5~~ 1.20.6
MIXED USE

The areas designated Mixed Use on the Future Land Use Map are intended to provide a mix of uses that will encourage pedestrian activity, by providing retail uses to serve the residential population. Mixed uses shall contain no ground floor residential uses.

Uses permitted in areas designated Mixed Use are as follows:

1. Residential dwelling units, subject to the limitation for a parcel as shown on the Future Land Use Map, and subject to the density and intensity limitations set forth in Policy 1.~~1~~2.1. Mixed use low, medium and high may allow an additional density bonus not to exceed 15 du/ac, if developed in accordance with the policies contained under Objective 1.~~2~~ 3 and 1.~~10~~ 12 as further defined in the City's Land Development Regulations. A minimum of 75 percent of the ground floor gross area of a development in the Mixed Use land use designation shall contain retail uses. Mixed ~~use development~~use development within the ~~NRO or~~NRO ~~CCD~~or ~~Node~~CCD ~~Node~~ are subject to the density and height bonuses in accordance with the policies contained under Objective 1.~~12~~ 15 as further defined in the City's Land Development Regulations. Mixed use development within the PCD are subject to the density bonuses in accordance with the policies contained under Objective 1.16 and further defined in the 2016 update of the City's Land Development Regulations.
2. Commercial and office uses, subject to the limitation for a parcel as shown on the Future Land Use Map, and subject to the density and intensity limitations set forth in Policy 1.~~1~~2.1.
3. Home occupations that are conducted with mail, telephone and computer use only, with no customers, clients or employees on site at any time.
4. Hotels and similar lodging. The number of lodging units permitted on a parcel shall not exceed double the number of residential units permitted (50 units per acre in Mixed-Use Low, 80 units per acre in Mixed-Use Medium and 120 units per acre in Mixed-Use High). Residential use, commercial or office use that is not intended for, or restricted to, hotel guests, must comprise at least ten percent of a lodging development. Examples of uses intended for, or restricted to, use by guests include ballrooms, informal poolside bars and grills, business centers, and hotel gift shops.

~~4.~~5. Community facilities designed to serve the residential area, such as schools, museums, places of worship, child and adult day care centers, nursing homes, hospitals, governmental administration, police and fire protection facilities, and libraries.

~~1.~~6. Active and passive parks and open space.

~~2. Non profit~~Nonprofit neighborhood social and recreational facilities.

7. Planned Unit Development (PUD)

Policy ~~1.13.5~~ ~~1.18.6~~ 1.20.7

INDUSTRIAL

The Industrial land use designation shall be applied only to those ~~lands~~ lands proximate to the FEC Railway. The Industrial designation is designed to provide areas ~~for light~~ for light and heavy industrial uses and, because of its proximity to the FEC Railway, mixed uses.

Uses permitted in areas designated Industrial are as follows:

1. Light and heavy industrial uses.
2. Education, scientific and research facilities, research laboratories, ~~and medical~~and medical or dental laboratories.
3. Wholesaling.
4. Office uses.
5. Governmental administration, and police and fire protection facilities.
6. At such time that commuter ridership is ~~programmed on~~programmed ~~the~~on ~~FEC~~the ~~Railway~~FEC Railway lines, Mixed Use-High as described in Policy 1.~~1~~2.1 and ~~subject to~~subject to the uses permitted under the Mixed Use land use designation.
7. Parks and open space.
8. Nonprofit neighborhood social and recreational facilities.
9. Entertainment.

Policy ~~1.13.6~~ ~~1.18.7~~ 1.20.8
COMMUNITY FACILITIES

The Community Facilities land use designation is intended to provide a full range of community uses to serve the City's population.

Uses permitted in the Community Facilities designation are as follows:

1. Community Facilities uses such as schools, places of worship, hospitals, governmental administration, police and fire stations, libraries, community theaters, community centers, museums~~, civic, centers~~civic centers, nursing homes, and parks and recreational facilities.

Policy ~~1.13.7~~ ~~1.18.8~~ 1.20.9
COMMUNITY FACILITIES UNIVERSITIES

The Community Facilities Universities land use designation is intended to provide universities a flexibility of uses and heights from the more restrictive ~~Community Facilities~~Community Facilities use.

Uses permitted in the Community Facilities - Universities ~~designation are~~designation ~~as~~are ~~follows~~as follows:

1. Community Facilities uses such as class rooms, student/faculty residences,

training facilities, research centers, cafeterias, offices and other supporting facilities, including but not limited to libraries, theaters, health care, and parks and recreational facilities.

Policy ~~1.13.8~~ ~~1.18.9~~ 1.20.10
UTILITIES

The areas designated Utilities on the Future Land Use Map are intended to provide for utility services to meet the current and future needs of North Miami.

Uses permitted in the Utilities land use designation are as follows:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants, substations, solid waste disposal ~~and transfer~~and transfer stations.
2. Other uses determined to be ancillary to the permitted uses described in (1) next above.

Policy ~~1.13.9~~ ~~1.18.10~~ 1.20.11
OPEN SPACE/RECREATION

1. The primary purpose and intent of the Open Space/Recreation land use designation is to accommodate open space recreation uses to serve the public recreation needs.
2. Uses permitted in areas designated Open Space/Recreation are as follows:
3. Passive recreational uses, including but not limited to nature centers~~;~~ ~~trails;~~ trails; bikeways; scenic areas; feeding stations; aquatic preserves ~~and picnic~~and picnic areas.
4. Active recreational uses including but not limited to playgrounds; swimming pools; and, athletic fields and courts.

~~3.~~5. Boat ramps and docks.

~~5.~~ Concessions only when accessory to the above uses. Examples of concessions are refreshment stands, pro shops, souvenir shops ~~and rental~~and rental facilities.

Policy ~~1.13.10~~ ~~1.18.11~~ 1.20.12
CONSERVATION

The Conservation land use designation is intended to protect natural reservations~~,~~ ~~wetlands and major reserve water supply areas~~.

Policy ~~1.18.12~~ 1.20.13
WETLANDS

The Wetlands land use designation is intended to protect wetlands and major reserve water supply areas.

Policy ~~1.18.13~~ 1.20.14
WATER
The Water land use designation is intended to record and protect existing natural or manmade water bodies in the City.

Policy ~~1.13.12~~ ~~1.18.14~~ 1.20.15
Regional Activity Center

The Regional Activity Center (RAC) designation is intended to encourage and promote large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitate a balanced mix of land uses by providing maximum flexibility for development and redevelopment activities. In accordance with Chapter 28-24.014(10)~~()~~ (b)~~2)~~ 2, F.A.C., a Regional Activity Center in the City of North Miami shall be a compact, high intensity, high density multi-use area designated as appropriate for intensive growth by the City and may include: residential use; commercial; office; cultural and community facilities; educational facilities; recreational and entertainment facilities; hotels or motels; transportation facilities; utilities; and appropriate industrial activities. The major purposes of this designation are to facilitate mixed use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.

Policy ~~1.13.12.1~~ ~~1.18.15~~ 1.20.16
Chapter 380.06(2)(e), Florida Statutes, and Chapter 28-24.014(10), Florida Administrative Code, authorize local governments to designate areas as Regional Activity Centers where the local government seeks to encourage higher intensities of development by increasing the threshold of development size required to undergo State review as a Development of Regional Impact (DRI), referred to "Chapter 380 Regional Activity Centers." Additionally, Policy 2.1.12 of the Strategic Regional Policy Plan for South Florida authorizes the designation of "Regional Development Districts" to implement the provisions of Chapter 380.0651(3)(d)(3) and (3)(g)(2), Florida Statutes, which provide for the designation of geographic areas highly suitable for increased DRI review threshold intensity.

The designation of a specific area and boundaries as a Chapter 380 regional activity center for the purpose of increasing DRI review thresholds does not change the City of North Miami Land Use Plan map designation of any land, nor does it change the uses or intensities of development authorized by the Future Land Use Plan Element of the City's Comprehensive Plan. It only changes the circumstances under which proposed development in the designated area would have to be reviewed through the Ch. 380, F.S., DRI process.

For an area to qualify as a Regional Activity Center, the following criteria must be met:

1. The type of land uses permitted within each Regional Activity Center and the density of residential uses shall be specified within the City Land Use Plan.

6.2. Regional Activity Centers shall include mixed land uses of regional significance.

7.3. Each Regional Activity Center shall be a defined geographical area described in the City Future Land Use Plan text and delineated on a map that is an exhibit to the City Future Land Use Plan.

8.4. Regional Activity Centers shall be proximate and accessible to interstate or major arterial roadways.

The following area has been designated Regional Activity Center within the City of North Miami Land Use Plan:

North Miami Urban Infill Regional Activity Center

General Location: The Regional Activity Center (RAC) totals approximately 1,739 acres in area. The RAC area is generally bound by Biscayne Bay to the east, NE 163rd Street to the north, Biscayne Boulevard to the west, and NE 135th Street to the south, excluding property not located within the city limits of North Miami. The boundaries of the proposed Regional ActivityRegional Activity Center also include the area west of Biscayne Boulevard generallyBoulevard generally bound by 151st Street to the north, NE 18th Avenue to the west, FEC rail corridor to the east and NE 137th Street and NE 140th Street to the south. The proposed RAC boundaries are identified on the FLUM (Map 1-5).

Policy 1.13.12.2 1.18.16 1.20.17

The permitted uses and density and intensity of uses within the RAC shall be governed by the underlying land use designations of the subject property. The North Miami Urban Infill Regional Activity Center is designated to be a Chapter 380 Regional Activity Center and, subject to amendment of the Strategic Regional Policy Plan for South Florida by the South Florida Regional Planning Council, as a regional development district (a geographic area specifically designated as highly suitable for increased threshold intensity) for the purpose of increasing DRI thresholds.

EAR-Based Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Transportation Element

2. Transportation Element

GOAL 2A

Provide for a safe, convenient, effective and efficient motorized and non-motorized transportation system, which is intricately related to the size, character and land use pattern of North Miami and improves the level ~~of mobility~~ the multimodal transportation system with an emphasis on public transportation systems, where feasible, ~~of all~~for all of the city's residents and visitors.

Roadway Level of Service

Objective 2A.1

All roadways within the City and identified in this Element shall be ~~monitored and~~ analyzed for mobility based upon the roadway level of service (LOS) standards contained in this Element when new major developments or plans are being developed.

Monitoring and Evaluation:

- Monitor ~~L~~level of service ~~of~~ for ~~all~~ roadways within the City when a new development or plan is being developed.
- Annually identify high accident-frequency locations on all roadways within City limits.
- ~~2.~~ Evaluate improvements to those high accident locations.

Policy 2A.1.1

The peak period level of service standard for all City, County, and State roads within North Miami identified in this Element shall be the following:

- 1. Where no public mass transit service exists, roadways shall operate at or above LOS standard is E (100 percent of capacity).
- ~~1.~~2. Where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, roadways shall operate at no greater than 120 percent of their capacity.
- 3. Where extraordinary transit service such as express bus service exists, parallel roadways within ½ mile shall operate at no greater than 150 percent of their capacity.

Policy 2A.1.2

Notwithstanding the foregoing, as required in Chapter 163.3180(10) of the Florida Statutes, the following level of service standards established by the Florida Department of Transportation (FDOT), are adopted by the City of North Miami for the Florida Intrastate Highway System (FIHS) within the City:

1. Limited access state highways shall operate at or above Level of Service D, except where exclusive through lanes exist, roadways may operate at Level of Service E.
2. Controlled access state highways shall operate at or above Level of ~~Service D~~Service D, except where such roadways are parallel ~~to exclusive~~to

~~transit~~exclusive ~~facilities~~transit facilities or are located inside designated ~~Transportation Concurrency~~Transportation ~~Management~~Concurrency Management Areas (TCMA), roadways may operate at Level of Service E.

3. Constrained or backlogged limited and controlled access state highways operating below the foregoing minimums must be managed to not cause significant additional deterioration.

Policy 2A.1.3

In connection with future development, all roadway, transit, bicycle and/or pedestrian improvements shall be built by the respective developer(s), in accordance with the City's adopted Land Development Regulations, and under construction within three years after the local government approves a building permit that results in additional traffic.

Policy 2A.1.4

Issuance of all development orders for new development or ~~significant~~ expansions of existing development shall be coordinated with the City's efforts in maintaining mobility within the City boundaries. The City will require all new developments to invest in improvements related to transit infrastructure and other non-motorized modes within and around the development location.

Policy 2A1.5

The City shall preserve existing rights-of-way to the extent that they continue to be necessary, and require that new rights-of-way be dedicated in perpetuity in ~~connection with~~connection with future development, where they are necessary to preserve the City's minimum level of service standards.

Transportation Concurrency Exception Area (TCEA)

Objective 2A.2

A Transportation Concurrency Exception Area (TCEA) is hereby established and designated for the entire City of North Miami and shown in Exhibit 1. There shall be no traffic concurrency requirements for development applications within this area. In return, the City will continue to actively adopt land use and transportation strategies to support and fund ~~pursue the multimodal strategies~~ mobility identified in this Element and the Capital Improvements Element to ~~maintain mobility within~~ the City.

Monitoring and Evaluation:

~~3.~~ • Implementation of land use and mobility strategies ~~in~~ to support and fund mobility ~~of~~ within the TCEA.

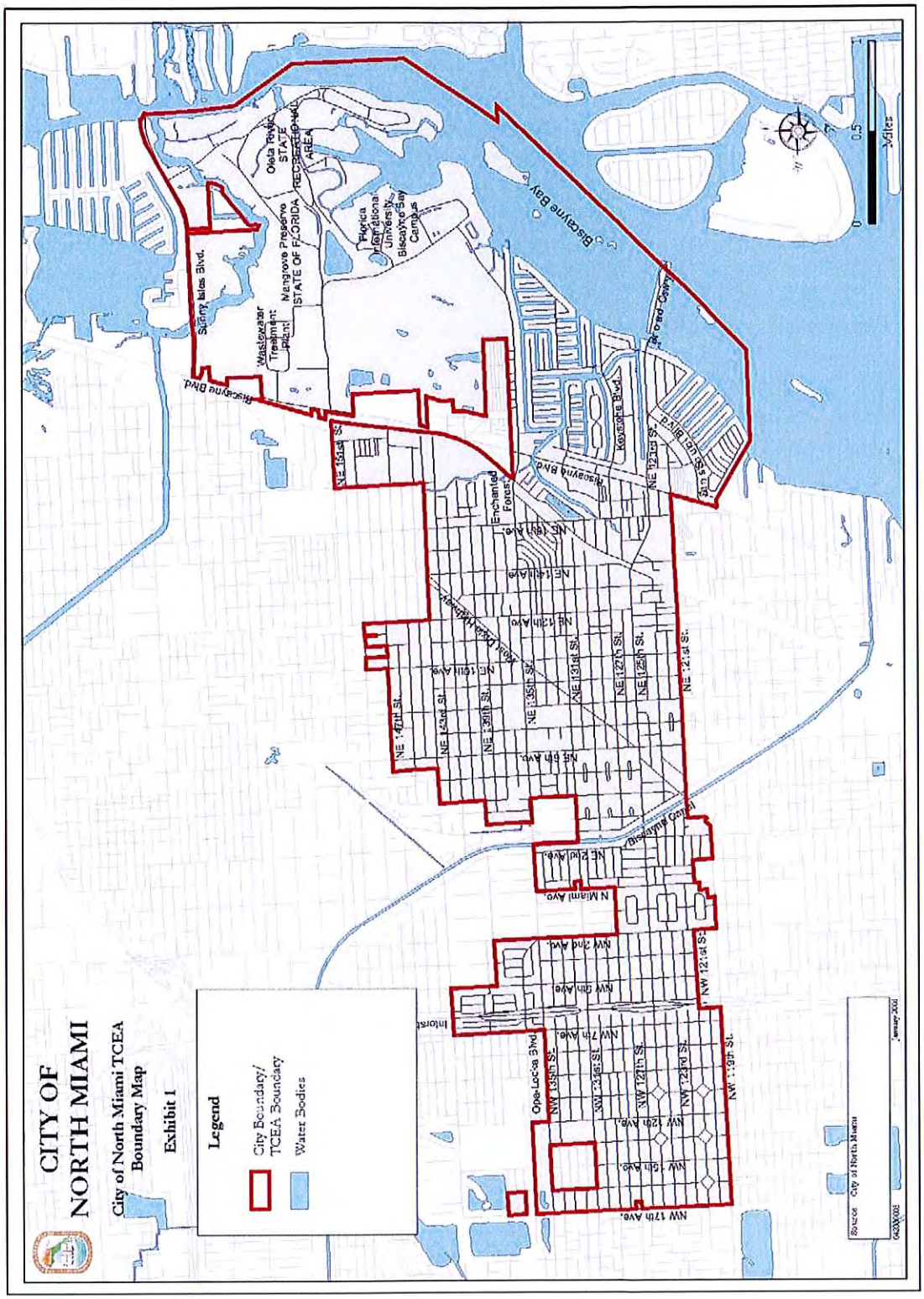
Policy 2A.2.1

The City shall amend the Land Development Regulations to implement the objectives of the TCEA, the Downtown and Major Corridors Master Plan (2013) and the Community Redevelopment Area (CRA) Plan.

Policy 2A.2.2

The City ~~is developing~~ will provide, monitor and evaluate economic incentives for allowing private development within the Regional Activity Center (RAC). The City will commit to utilize a portion of the revenues from developments within the RAC to fund TCEA mobility strategies.

Exhibit 1



Policy 2A.2.3

The City will continue to identify targeted mobility strategies and funding opportunities to

~~serve the residents~~ encourage mass transit access via trollies or other alternative forms to connect to the downtown, the future FEC station, and businesses along the PCD overlay corridors. Strategies and opportunities that will be sought by the City ~~including~~ include:

~~3.~~1. Establishing a transit impact fee program to improve public transit within the Transportation Concurrency Exception Area.

~~4.~~2. ~~Utilizing~~ Utilize ~~the~~ future proceeds from the ½ penny sales tax allocated by the County ~~-~~under the *Peoples Transportation Plan* for TCEA mobility strategies.

~~5.~~3. ~~Continuing~~ Continue to improve service headways, operations and route coverage ~~of the~~of ~~the~~ NoMi Express.

~~6.~~4. ~~Utilizing~~ Utilize transportation enhancement funds administered ~~-~~through FDOT District 6 for TCEA mobility strategies.

5. Pursue grants available from the Miami-Dade County MPO and all other transportation agencies.

~~7.~~6.

Policy 2A.2.4

The City shall ~~implement~~ ensure funding mechanisms for mobility strategies through the Land Development ~~Regulations~~ Code, as appropriate.

Policy 2A.2.5

The City shall evaluate and amend its Land Development Regulations to ~~establish~~ ensure that ~~the~~ procedures for implementing identified funding mechanisms for transit improvements are consistent with all applicable project criteria of the Miami-Dade MPO's Long Range Transportation Planning Process.

Policy 2A.2.6

The City, in cooperation with other agencies, shall initiate community development strategies ~~to~~ that encourage local traffic to use roadway alternatives to the Florida Intrastate Highway System (FIHS), including:

~~4.~~• ~~Identifying funding mechanisms to~~ Coordinate the State of Florida, Miami-Dade County, Miami-Dade Expressway Authority, Miami-Dade MPO and all other transportation agencies to implement mobility strategies.

~~5.~~• ~~Prioritizing~~ Prioritize TCEA mobility strategies within the City's Capital ~~Improvements Program~~Improvements Program.

~~6.~~• ~~Applying~~ Coordinate ~~to the~~ with FDOT to ~~partner in~~ develop~~ing~~ a Transportation ~~Management Initiative~~Management Initiative (TMI) to mitigate peak hour ~~traffic impacts~~traffic ~~through~~impacts ~~transportation~~through transportation demand management (TDM) programs such as carpooling, ridesharing~~, flex~~, flex hours, etc.

~~7.~~• ~~Operating~~ Continue to operate ~~a~~ the local transit circulator service and coordinate with Miami-Dade Transit, the South Florida Regional Transportation Authority and all appropriate transportation agencies to support enhanced level of service and additional connections deemed necessary through collaboration. ~~having numerous connections to Miami-Dade County transit system.~~

Policy 2A.2.7

The City shall implement the recommendations of the 2005 Transportation Master Plan (TMP) and Downtown and Major Corridors Master Plan (2013) to support the TCEA and related land use and mobility strategies including, but not limited to:

1. ~~Improving~~ Improve sidewalks within the City and ~~enhancing~~ enhance the connections to transit facilities.
2. Appointing a bicycle/pedestrian coordinator to work with the community to increase walking and bicycling.
3. ~~Developing~~ Continue in the development of a well-connected bicycle ~~route~~ network throughout the City. ~~and creating a bicycle suitability map for distribution to residents.~~
4. ~~Proactively~~ Continue to work with Miami-Dade Transit and all other transportation agencies and transportation service providers to better integrate the NoMi Express ~~with~~ and Miami-Dade Transit Services.

Policy 2A.2.8

The City shall implement the recommendations of the 2005 Transit Oriented Development (TOD) Feasibility Study and the Downtown and Major Corridors Master Plan (2013). ~~including, but not limited to:~~

~~1. Designating transit-oriented districts.~~

~~2. Developing a TOD district master plan that includes design guidelines, development incentives, and transit infrastructure.~~

~~3. Creating a transit oriented overlay district in the land development regulations that establishes an appropriate mix of land uses, densities, and site designs within the district.~~

Policy 2A.2.9

~~By December 2009, the City shall initiate a city-wide parking master plan to establish parking strategies to promote the TCEA and other transportation goals~~By June 2016, the City shall commence a parking master plan that assesses parking needs, determines design standards for downtown parking garages, creates an inventory of existing parking facilities and provides recommendations for suggested locations, design standards that reflect NoMi character and culture, and, supports mixed-use goals and strategies of the City. Suggested locations shall be prioritized along the Planned Corridor Development (PCD) Overlay, the Central Business Commercial District and the Transit Center Overlay areas.

Policy 2A.2.10

During the short-range planning period (~~2008-2012~~ 2015 - 2019), the City shall focus on ~~increasing and~~increasing and improving multi-modal infrastructure.

Policy 2A.2.11

~~The City shall in its next EAR, evaluate the effectiveness of its mobility policies and their implementation, and based on the evaluation, shall determine at what LOS its bicycle, pedestrian and transit facilities are operating, consistent with the Miami-Dade County~~

~~LOS standards already incorporated into the Plan, or other equally acceptable LOS standards that may exist at that time for multi-modal infrastructure and service. The City shall then adopt LOS standards which the facilities must achieve or maintain within the next planning period, and which may be tiered or scaled based upon the amount of redevelopment that will have occurred and/or changes in roadway conditions.~~ The City shall work with the state, regional, and county partners to improve multi-modal LOS standards on state and county roads during the MPO long-range and TIP planning process.

Policy 2A.2.12
In an effort to support the City's TCEA strategies, all future large scale development projects which are anticipated to significantly impact any State, County or City roadway shall submit a Transportation Demand Management (TDM) Program to the City, Miami Dade Transit and Florida Department of Transportation in accordance with Policy 1.2.6 of the City's Comprehensive Plan. The TDM program shall be appropriate to the size, scale and location of the proposed use and shall demonstrate that every effort will be made to ensure the proposed transportation strategies will reduce the traffic impacts anticipated from the proposed development.

Transportation Agencies Coordination: FDOT, MPO, MDX, Miami-Dade County

Objective 2A.3

The City shall coordinate with the Florida Department of Transportation (FDOT), Miami-Dade Metropolitan Planning Organization (MPO), Miami-Dade Expressway Authority, ~~and~~ Miami-Dade County, and all other applicable transportation agencies to coordinate the City's transportation system with the agencies' respective plans and program consistent with the Future Land Use Map (FLUM).

Monitoring and Evaluation:

~~8.~~ • ~~Coordination~~ Coordinate with FDOT, Miami-Dade MPO, Miami-Dade Expressway Authority (MDX), ~~and~~ Miami-Dade County and all other transportation agencies and service providers to ~~achieve City's~~ achieve the City's transportation goals.

Policy 2A.3.1
The City will work with officials ~~at the~~from FDOT, Miami-Dade MPO, MDX, and Miami-Dade County to promote the inclusion of projects in their plans, programs and development regulations that adequately provide future capacity for moving people safely, securely ~~and efficiently~~and efficiently through the City.

Policy 2A.3.2
The City will solicit the expenditure of County Road Impact Fees on facilities that best benefit the City of North Miami through active participation in the MPO's policy and technical coordinating committees.

Policy 2A.3.3

On an annual basis the City shall develop and maintain a 5-Year Capital Improvements Program which schedules transportation improvements within the City.

Policy 2A.3.4
On an annual basis, the City shall inventory and prioritize transportation projects within the TCEA that most favor alternative modes of travel to the single occupant automobile for inclusion in the City's Capital Improvements Program.

Policy 2A.3.5
By ~~January 2010~~ January 2017, the City of North Miami will apply to the Florida Department of Transportation to partner in developing a Transportation Management Initiative (TMI) to mitigate peak hour traffic impacts through Transportation Demand Management (TDM) programs such as carpooling, ridesharing and flex hours to reinforce the use of travel modes other than the automobile, especially public transit.

Policy 2A.3.6
The City will coordinate with officials at Miami-Dade Transit, the Miami-Dade MPO, and ~~the Florida Department of Transportation~~FDOT to ensure that safe, continuous pedestrian and bicycle linkages are provided in all future projects within ¼-mile of all transit stops located within the TCEA to connect residents and visitors with public ~~transit for~~transit ~~completing~~for completing higher order trips.

Policy 2A.3.7
The City will continue to work with the FDOT on safety initiatives for major state roads, including, but not limited to, US 1, NE 125th Street, and interchanges with Interstate 95.

Policy 2A.3.8
The City will continue to promote bicycle and pedestrian safety amongst local students by partnering with the Florida Department of Transportation to provide the *Florida Traffic and Bicycle Safety Education Program,* a school based program which teaches elementary and middle school students traffic safety principles through classroom instruction and on-bike safety skills.

Policy 2A.3.9
The City shall continue to ~~use its The City shall~~ use its position as a voting member on the Miami- Dade Metropolitan Planning Organization (MPO) Governing Board to advocate for the City's transportation initiatives to encourage the implementation of transportation projects within the City of North Miami.

Neighborhood Impacts of Mobility Strategies

Objective 2A.4
Implementation of the City's mobility strategies should minimize or mitigate impacts on community and neighborhood integrity.
~~Monitoring and Evaluation:~~

~~9. Assessment of impacts of mobility strategies on the community.~~

Policy 2A.4.1
The City will preserve and protect the character of neighborhoods defined by the City of North Miami Neighborhood Map ~~(2004)~~ establishing the boundaries of neighborhoods within the City. The City will require that all capacity improvements, including road dieting, traffic calming, mass transit, bicycle and pedestrian enhancements, be considered prior to moving forward with any road widening project that impacts the character of established adjacent neighborhoods. In partnering with neighborhood leaders, the City shall ensure that all future thoroughfares and expressway projects include opportunities for community input and consider design elements that favor safe, balanced, livable streets that accommodate various modes of travel.

Policy 2A.4.2
Major thoroughfares and intersections ~~should~~ shall be located and designed in a manner that would tend not to sever or fragment land which is, or could otherwise be, a well-defined neighborhood.

Policy 2A.4.3
The City of North Miami will act upon citizen requests for traffic calming within residential neighborhoods in accordance with the procedures set forth under City Administrative Rule 130-14, outlining the procedures for the installation of speed humps within the City. Upon completion of a successful neighborhood petition and appropriate engineering study, the City Manager will review the conclusions and reasonable recommendations contained within the final report and make a determination if traffic calming measures will be installed.

Policy 2A.4.4
The City of North Miami will protect neighborhoods from unreasonable traffic impacts by utilizing traffic calming measures such as, but not limited to, street closures, signalization, site modifications, access controls, stop signs, and traffic separators.

Policy 2A.4.5
The City of North Miami ~~shall~~ may consider ~~perform~~ a traffic circulation study to evaluate the downtown area, particularly NE 123rd and 127th as a bypass to NE 125th Street. The study should evaluate forecasted traffic congestion in the area between the FEC rail line (east end) to Griffing Boulevard (west end) and encompass the NE 125th train station and the entire Neighborhood Redevelopment Overlay (NRO).

Street Maintenance

Objective 2A.5
The City shall continue to maintain and improve, as appropriate, the approximately 128 miles of municipal streets.

Monitoring and Evaluation:

~~10.~~• Continue to monitor, evaluate and ~~Maintenance~~ Maintain of ~~the~~ all 128 miles of municipal streets.

Policy 2A.5.1
Resurfacing of Mmunicipal streets will be scheduled ~~for resurfacing~~ at a rate of seven miles per year.

Policy 2A.5.2
In the review of development applications, the City's Building & Zoning Division shall require that the location of driveways on municipal streets comply with the Miami-Dade County's Public Works Standards Manual.

Policy 2A.5.3
The City of North Miami shall improve the aesthetics of roadway vistas through the planting of trees and the sodding of swales and other visual accents.

Pedestrian Facilities

Objective 2A.6
Increase the amount of pedestrian activity on streets within the TCEA by providing adequate facilities to promote a more walkable, safer pedestrian environment.
Monitoring and Evaluation:

~~11.~~• AOn-going analysis of pedestrian facilities and pedestrian activity within the TCEA.

Policy 2A.6.1
The Pedestrian Facilities Map containing an inventory of existing sidewalks ~~on all on arterial~~all arterial, collector and local streets in a geographic information system (GIS) will ~~be annually~~be annually updated and maintained.

Policy 2A.6.2
The City will implement the recommendations of the 2005 Transportation Master Plan and Downtown and Major Corridors Master Plan (2013). ~~(TMP)~~ and include improvements for the pedestrian environment in the City's Capital Improvement Plan.

Policy 2A.6.3
By January ~~2010~~ 2016, the City will coordinate with members of the Florida Department of Transportation and Miami-Dade County to target pedestrian-friendly enhancements for the intersection of Biscayne Boulevard, NE 139th Street, NE 143rd Street and NE 151st Street, such as brick crosswalks, intersection paver treatments, pedestrian-scale lighting and/or signal timing modifications, to better connect the east and west portions of the proposed Regional Activity Center.

Municipal Sidewalks
Objective 2A.7

To the maximum extent possible, the City shall ensure ~~the installation of the remaining ten miles of~~ that sidewalks exist along all municipal streets ~~by 2008~~ and ~~new~~ future programmed projects support wider sidewalks on ~~improved~~ Local, County and State roads.

~~Monitoring and Evaluation:~~

~~12. Installation of remaining ten miles of sidewalks along municipal streets.~~

Policy 2A.7.1
The City shall enforce the Code of Ordinances provision that requires construction of a sidewalk where one does not exist by adjacent property owners in connection ~~with improvements~~with improvements totaling in excess of $5,000.00.

Policy 2A.7.2
A local improvement taxing district will be created for sidewalk construction when, and if, requested by adjacent property owners.

Policy 2A.7.3
The City shall request that sidewalks be installed and/or repaired as part of any State or County highway widening, road dieting or transportation improvement project.

Policy 2A.7.4
~~By January 2008, the~~The City ~~will amend its Land Development Regulations to~~ requires redeveloped areas, and new developments when applicable, to provide pedestrian access into and through the developments.

Bicycle Facilities

Objective 2A.8
Increase bicycling within the TCEA by providing adequate and safe facilities.

~~Monitoring and Evaluation:~~
~~Amount of bicycling within the City or bicycle LOS~~

Policy 2A.8.1
The Bicycle Facilities Map containing an inventory of existing bicycle facilities on all arterial, collector and local streets in a geographic information system (GIS) will be annually updated and maintained.

Policy 2A.8.2
~~By January 2010, the City will complete a citywide bicycle facilities study for providing an interconnected bicycle system within the TCEA that connects local residents and visitors to the area with transit stops and close-by destinations. Upon completion of the study, the City will act on the conclusions and reasonable recommendations to include targeted improvements to the bicycle environment in the City's Capital Improvement Plan.~~ By September 2016, the City shall amend the Land Development Regulations to

better support the citywide bicycle facilities inventory.

Policy 2A.8.3
The City ~~will work with~~ shall continue to coordinate with representatives ~~for~~ of Miami-Dade Transit to increase the number of MDT bus routes operating within the City that participate in the Agency's Bike and Ride Program.

Policy 2A.8.4
~~By January 2008, the~~The ~~City will amend its Land Development Regulations to require~~City requires bicycle parking facilities to be included ~~for~~ in all new development and redevelopment of non-residential uses.

Policy 2A.8.5
~~By January 2008, the~~The City ~~will amend its Land Development Regulations to~~ requires redeveloped areas, and new developments when applicable, to provide bicycle access into and through the developments.

Policy 2A.8.6 [Reserved]
~~By December 2008, the City will conduct a study of all municipal parking lots and provide bicycle parking facilities and appropriate signage in areas where there are deficiencies.~~

Bicycle Facilities Maintenance and Expansion

Objective 2A.9
The City shall continue to improve the bicycle path system to serve primarily as a recreational function within the general area including the Interama Tract, Florida International University Biscayne Bay Campus and Oleta River State Recreation Area.

~~Monitoring and Evaluation:~~
~~Maintenance and expansion of the bicycle path system within FIU and Oleta River State Park~~

Policy 2A.9.1 [Reserved]
~~By the year 2008, the City shall develop, in cooperation with private and public entities, a bicycle path system east of Biscayne Boulevard. The project would be completed upon receipt of Federal, State or County funding.~~

Policy 2A.9.2
The City will participate in bicycle planning programs of the Miami-Dade MPO and District VI of the FDOT.

Rights-of-Way Acquisition

Objective 2A.10

The City shall preserve existing rights-of-way and designate future rights-of-way as necessary, and require that future rights-of-way be dedicated as part of the development process.

Monitoring and Evaluation:

~~13.~~• Maintenance and acquisition of rights-of-way.

Policy 2A.10.1

The City shall ensure through its land development regulations that procedures for protecting existing rights-of-way and acquiring future rights-of-way are clearly established.

GOAL 2B

Develop a safe, convenient and efficient public transportation system within North Miami for residents, businesses, and visitors, with particular emphasis on adequate service for the local "transportation disadvantaged" population within the City.

Public Transit Service

Objective 2B.1

Increase utilization of transit service by local residents, employees and visitors to help minimize motor vehicle use and reduce traffic congestion.

Monitoring and Evaluation:

- Increase ~~in~~ transit ridership.

~~14.~~

Policy 2B.1.1

The City of North Miami shall encourage MDT to consider improvements to the existing transit system including, but not limited to, increased routes, frequency of service, ~~accuracy~~and accuracy of scheduling and timed transfers at select major land uses within the City.

Policy 2B.1.2

The City of North Miami will coordinate with members of MDT and the Citizens' Independent Transportation Trust (CITT) to implement public transportation improvements, including but not limited to public transit, as identified in the *Peoples Transportation Plan*.

Policy 2B.1.3

The City ~~will prepare a~~ shall evaluate the long term plan for the local transit circulator service within the City. The City will work towards increasing the route coverage and frequency of service for the transit circulator. The City will use the transit circulator to serve the transit dependent population with better connections to parks, civic spaces, activity centers and regional transit stops.

Policy 2B.1.4

The City of North Miami will, through its seat on the MPO and participation in the South Florida Regional Transportation Authority (RTA), coordinate with members of Miami-Dade Transit, the member counties and cities, and the Miami-Dade MPO concerning their study of the FEC railroad as a ~~potential~~ future premium transit corridor connecting Downtown Miami with Broward County to the north, especially as it relates to exploring the feasibility of linking land uses in the Regional Activity Center with the possible dedicated premium transit corridor. The City will coordinate with agencies regarding recommendations produced by ~~the Alternatives Analysis/Major Investment Study.~~ all future studies for the FEC corridor.

~~Policy 2B.1.5~~
~~The City of North Miami will coordinate with members of the Miami-Dade County MPO, Office of Public Transportation Management and the City of North Miami Beach concerning their study to identify potential locations to move the bus transfer station currently at the 163rd Street Mall. To this end, the City of North Miami will send one representative to serve on the technical advisory committee formed for this study.~~

Policy 2B.1.~~6~~ 5
The City will coordinate with Miami-Dade Transit (MDT) authorities for increased interaction between the two services in terms of transfer stops and route schedules to make it convenient for transit riders to transfer between the two services for local and regional transit trips. The City will continue to work with MDT to develop transit mobility strategies.

Policy 2B.1.~~7~~ 6
The City shall ~~amend the~~ continue revising Land Development Regulations to implement flexibility in development review; to support transit friendly site and building design guidelines within public transit corridors and TOD districts; to support vertical and horizontal mixed-use projects; and, support sustainable development patterns in areas at reduced risk to sea level rise. ~~The Land Development Regulations shall also contain land use guidelines for areas adjacent to transit corridors that support compact mixed use development accessible and oriented to transit facilities.~~

Transit Modal Split

Objective 2B.2
Increase the transit modal split for all work trips within the City of North Miami.

~~Monitoring and Evaluation:~~
~~15. Increase in transit modal split.~~

Policy 2B.2.1
The City of North Miami shall work with Miami-Dade Transit and the Office of Public Transportation Management to improve transit service within the City.

Policy 2B.2.2

The City of North Miami will provide incentives, such as increased allowable density or reduced parking requirements, to developers of all residential, commercial and/or general office land uses that place public transit facilities within their parcels.

Emergency Transit Plan

Objective 2B.3

Coordinate with Miami-Dade Transit and the Miami-Dade Emergency Management Department to help ensure development of an emergency transit plan that ~~will~~ provides timely evacuation of the Coastal High Hazard Area during tropical storms and hurricanes.

Monitoring and Evaluation:

~~16.~~ • Coordination efforts and/or development of an emergency transit plan.

Policy 2B.3.1

The City Manager shall appoint a City employee to meet with the Miami-Dade Emergency Management Department ~~at least every six months~~ to coordinate ~~on~~ evacuation plans and related issues and report back to the City Manager.

Policy 2B.3.2

Timely evacuation operations shall be established to commence four hours after an evacuation order is issued by the County Administrator.

GOAL 2C

Preserve and enhance desirable development patterns that support the City's vision to provide for a safe, convenient and efficient motorized and non-motorized transportation system to satisfy the transportation needs of the City's residents and visitors through the implementation of the City's Capital Improvement Plan (CIP) and the Community Redevelopment Agency (CRA) Plan.

Transportation / Land Use Coordination

Objective 2C.1

The transportation system shall be coordinated with the Future Land Use Map (FLUM) and the goals, objectives and policies of the Future Land Use Element to ensure that transportation facilities and services reduce fossil fuel use and vehicle miles travelled; improve the mobility of people, good and services; provide a diverse, efficient and equitable choice of transportation options; increase the City's resiliency to the impacts of climate change; and, are available to adequately serve existing and proposed population densities, land uses and housing and employment patterns.

Monitoring and Evaluation:

- Consistency between the transportation element and the future land use map (FLUM) and future land use element (FLUE).

- Provide infrastructure and support facilities to encourage and enhance the use of public transit.
- ~~17.~~ Study the addition of a NoMi Express transit route to the Golden Glades and the proposed FEC commuter station.

Policy 2C.1.1
The City shall implement land use policies and standards which encourage connectivity between all modes of transportation, and improve access to and availability of low carbon emission mobility options.

Policy 2C.1.2
The City shall require that adequate and safe internal circulation be provided and take into consideration the provision that pedestrian paths be in place prior to issuance of final certificate of occupancy.

Policy 2C.1.~~2~~ 3
The City will continue to maintain and expand the local transit circulator service, NoMi Express, within ¼-mile of 50 percent of all medium- and high-density residential areas identified in the City's Future Land Use Map.

Policy 2C.1.~~3~~ 4
The City shall implement the recommendations of the City of North Miami Transit Oriented Development (TOD) Feasibility Study (2005) and Downtown Development and Major Corridors Master Plan (2013). The City will designate specific geographic areas within the City as TOD districts. The City will create Transit Oriented Design projects. The City will include transit supportive strategies into its Land Development Regulations and coordinate with Miami- Dade Transit, the Office of Public Transportation Management and the Miami-Dade County MPO to ensure adequate transit service is focused in ~~the~~ TOD districts. Ideally, these TOD districts would evolve into having a 24-hour presence by ~~providing~~ capitalizing on City assets; strengthening existing retail; incorporating parks, plazas, and pedestrian friendly corridors; promoting a diversified retail mix; and promoting livable and complete streets (bike lanes/ on-street parking/ pedestrian friendly/ shaded trees/ awning/ etc.).~~housing, restaurants and cultural activities to encourage use beyond working hours and create a sense of place within the community.~~

Policy 2C.1.~~4~~ 5
The City shall ~~amend the Land Development Regulations to implement guidelines for establishing TOD districts within the City and~~ provide incentives to developers of all residential, commercial and/or general office land uses within the established TOD districts that include TOD principles and design features determined appropriate by the City.

Policy 2C.1.~~5~~ 6
The City shall continue to support linking the broad range of local and state infrastructure investments to improve and integrate mixed use land patterns and transit corridors that

promote multi- modal transportation options in order to encourage reductions in vehicle miles traveled and greenhouse gas emissions, improve energy efficiency, improve quality of housing options proximate to urban work centers, and make progress towards other sustainable and quality of life measures.

Policy 2C.1.7
The City of North Miami shall continue to coordinate with Miami-Dade County to implement an efficient public transit system, expand the network of pedestrian-ways and bikeways, meet county-wide greenhouse gas emission reduction goals, coordinate transportation-related adaptation policies across jurisdictional boundaries and ensure consistency among broader planning and plan implementation efforts. Specifically, strategies for preparing for sea level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation, should be collaboratively assessed and implemented.

Policy 2C.1.8
The City shall continue to~~will~~ work with the Miami-Dade County, ~~MPO and the~~ Miami-Dade MPO, Miami-Dade Expressway Authority, the Florida Department of Transportation and other transportation agencies to recommend and prioritize all types of transportation projects, including pedestrian, bicycle, and transit projects within their work programs and transportation improvement plans.

Policy 2C.1.9
The City shall continue to work with Miami-Dade County and the Department of Energy's Florida Gold Coast Clean Cities Coalition as well as other regional planning initiatives which seek to diversify fuel options for public transit and fleet vehicles, expand infrastructure for charging electric and hybrid electric vehicles, and incentivize parking for alternative fuel vehicles.

~~Policy 2C.1.6~~
~~The City will work with the Miami-Dade County MPO, the Florida Department of Transportation and other transportation agencies that recommend transportation projects within the City of North Miami to ensure that the improvements further the City's Comprehensive Plan.~~

State and County-Maintained Roadways

Objective 2C.2
The City shall monitor traffic volumes on existing State- and County- maintained roads that cross North Miami and ~~require in connection with~~ will ensure that future development ~~that~~ and associated roadway improvements be undertaken by the developer as a condition to issuance of necessary permits to ensure that the goals, objectives, and policies of this Element are met.

Monitoring and Evaluation:

- Annual ~~monitoring of~~ review of traffic volumes on State- and County-maintained roadways. ~~and assessment of investment in roadways associated with future development.~~
- Evaluation of all future development to mitigate impacts with appropriate roadway and mobility improvements.
- Evaluate traffic impact analysis and implementation of the Redevelopment Plan on State and County maintained roadways, with assistance of all transportation agencies. The project will commence on September 2018.

Policy 2C.2.1
The City shall require that specific improvements to State and County roads ~~be coordinated~~be coordinated with the applicable respective agencies and appropriate city official by the developer(s) and that ~~the necessary~~the necessary improvements, be carried out in conjunction with construction of the development and in place prior to the impacts of development.

Policy 2C.2.2
~~By 2008, the~~ The City will undertake a traffic impact analysis with the assistance of Miami-Dade County, ~~-~~Miami-Dade MPO, Miami-Dade Expressway Authority, and Florida Department of Transportation to analyze the effects of the Redevelopment Plan on State and County maintained roadways.

Policy 2C.2.3
The City will ~~attempt to~~ continue to mitigate all traffic impacts to State and County maintained roads as required.

Community Redevelopment Plan

Objective 2C.3
The City shall work in conjunction with the Community Redevelopment Agency to maintain consistency between the transportation system and the goals of the Community Redevelopment Area (CRA) Plan.

~~Monitoring and Evaluation:~~

~~18. Assessment of the level of coordination between transportation system and the CRA plan.~~

Policy 2C.3.1
The CRA Plan will include ~~a parking study aimed at providing safe, efficient and attractive public parking within the redevelopment areas by implementing~~ implementation strategies for mixed-use parking garages, ~~like~~ joint parking between adjacent uses and construction of parking areas and structures.

Policy 2C.3.2

The CRA Plan will include streetscape design and other urban design concepts and elements for redevelopment areas aimed at increasing the attractiveness of the City and creating an identity for the CRA.

Policy 2C.3.3
The CRA Plan will include transit related improvements and infrastructure investments within the higher density areas of the CRA in order to promote transit usage.

Policy 2C.3.4
The CRA Plan will address ~~will design a~~ circulation ~~plan~~, road typology, profiles and nodes, ~~that will~~ and promote City ~~identity, define the City limits, and~~identity and ~~enhance~~ the driving experience at arrival/gateway points, major traffic-way Boulevards within the CRA streets.

EAR-Based
Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Housing Element

3. Housing Element

GOAL 3A

To ensure that housing in the City is decent, safe and sanitary to serve the needs of the City's present and future residents.

Improve Existing Housing

Objective 3A.1

The City shall ensure decent, safe and sanitary housing by continuing to eliminate or improve any existing housing that does not meet the City's minimum housing standards.

Monitoring and Evaluation:

- Conduct inventory of current housing stock by ~~2009~~ June 2017 to assess number of homes that do not meet minimum housing standard and,
- Commence r~~R~~ehabilitation of ~~a minimum of 100~~ homes using CDBG, SHIP, HOME, CRA and other funds ~~by December 2009~~ and annually evaluate and provide update to City residents on progress.

Policy 3A.1.1

The City shall continue to apply for local, State and Federal funding to enhance and revitalize existing neighborhoods and/or housing rehabilitation programs.

Policy 3A.1.2

The City shall monitor the on-going use of Federal, State and local subsidy programs to ensure those residents and/or property owners taking advantage of such, are provided with an opportunity for living and/or maintaining housing within the City while maintaining respect for established housing location patterns, standards and codes.

Policy 3A.1.3

The City shall maintain a series of materials for dissemination to the residents containing information on existing rules and regulations which ~~aim to~~ preserve the quality of the housing and quality of the City's neighborhoods.

Policy 3A.1.4

The City should actively pursue innovative strategies to preserve the existing housing stock through tools such as a Community Land Trust and a Shared Appreciation Model Program. By ~~2009~~ July 2017, the City ~~should conduct a feasibility study on the potential benefits of said tools and~~ shall partner with ~~other~~ relevant housing organizations and agencies in the rehabilitation of homes that utilize CDBG, SHIP, HOME, CRA and other funds to work towards ~~its~~ implementation as may be determined to be necessary or beneficial to the City.

Policy 3A.1.5

The City shall continue to build partnerships with local financial intermediaries with (SHIP) and HOME Investment Partnership ~~Program funded~~ programs in an effort to assist in implementing a revolving loan program ~~to ensure~~ for future funding availability ~~for the provision of~~ in affordable housing.~~, preservation of the City's housing stock and extended affordability period~~

Policy 3A.1.6

~~By 2009, the~~The City shall examine ~~the feasibility of~~ amending the adopted Housing Guidelines and the City's Land Development Regulations to encourage the use of Universal Design in new construction, residential rehabilitation and remodeling to simplify life for everyone by installing products, and making the built environment more usable by as many people as possible and to benefit people of all ages and abilities.

Policy 3A.1.7

The City Housing staff ~~should~~ shall maintain a database to actively manage the number of homes rehabilitated using local, State and Federal subsidy programs to ensure effective implementation of housing funds.

Policy 3A.1.8

~~By December 2009, the~~The City ~~should~~ shall continue to rehabilitate ~~a minimum of 100~~ homes using CDBG, SHIP, HOME, CRA and other funds.

Policy 3A.1.9

The Housing Division shall continue to implement the City's housing guidelines, which address various housing programs offered by the City to rehabilitate, and improve the quality of the City's housing stock, thus enhancing and preserving existing neighborhood character.

Policy 3A.1.10

In conjunction with Transportation Element ~~Policy 2A.4.4~~, the City of North Miami will protect neighborhoods from unreasonable traffic impacts by utilizing traffic calming measures such as, but not limited to, street closures, signalization, site modification, access controls, stop signs, speed bumps, and traffic separators.

Code ~~Enforcement~~ Compliance

Objective 3A.2

To ensure that the minimum housing standards are upheld through regular enforcement of the City's code of ordinances.

Monitoring and Evaluation:

- Evaluation of staff capacity for addressing code compliance violations and hire additional staff, as needed and financially able.
- By December 2015, appoint members of staff to act as Neighborhood

Representatives with the intent of serving all areas of the City.

- By January 2016, evaluate and create an inventory of all active code violations within the City and monitor daily.
- By January 2017, bring all active code violations identified in the January 2016 assessment into compliance and monitor daily.
- ~~Eighty five percent reduction in the number of homes that do not meet minimum housing standards as evaluated by the Code Enforcement Department by December 2010.~~
- ~~Creation of a property information system to track code deficiencies by January 2009.~~

Policy 3A.2.1
The City and the CRA shall ~~make every effort to~~ allocate funds in their respective operating budgets ~~to provide~~ for full-time code ~~enforcement~~ compliance officers, provided that any CRA funding would be for the purpose of providing an enhanced level of code enforcement services that would be above the level of service standard that the City provides in the CRA area.

Policy 3A.2.2
In concurrence with Future Land Use Element Policy 1.7.4, the City shall ensure that a minimum of one code ~~enforcement~~ compliance officer for every square mile of developed property is maintained.

Policy 3A.2.3
In concurrence with Future Land Use Element Policy 1.7.3, the City should develop a Community Aesthetics program in conjunction with the City's Code ~~Enforcement~~ Compliance Department to enforce appropriate standards for maintenance, appearance and occupancy of residential areas.

Policy 3A.2.4
~~By 2009, the~~The City's Code ~~Enforcement~~ Compliance Department ~~should~~ shall undertake measures to ensure efficiency of the Code ~~Enforcement~~ Compliance Department~~, by bringing 85 percent of~~ and satisfactorily address non-compliant homes and businesses.~~houses into compliance.~~

Policy 3A.2.5
~~By January 2008, the~~ The Code ~~Enforcement~~ Compliance Department ~~should implement~~ shall maintain, evaluate and update ~~a~~ the property information system to track deficiencies in housing, buildings at risk of abandonment, code violations, tax arrearages and crime complaints.

Historic Preservation

Objective 3A.3
Continue to coordinate with the Miami-Dade County Office of Historic Preservation to

ensure the preservation of historically or architecturally significant housing in residentially zoned districts for residential uses.

Monitoring and Evaluation:

- IMap inventory of historically significant housing by December 2009.
- Consider Historic Preservation Zoning Districts for areas with high concentrations of historical housing, ensure design guidelines with continued coordination with Miami-Dade County Office of Historic Preservation and amend applicable land development regulations to support the architectural significance and character of these areas.

Policy 3A.3.1
When a building permit is applied for to renovate or remodel housing listed by the Miami-Dade County Office of Historic Preservation as historically or architecturally significant, the City shall refer the applicant to said Office for plan review and approval. This procedure will also enable the applicant to determine whether State or Federal funding is available to assist with the proposed renovation or remodeling.

Policy 3A.3.2
The City shall conduct a maintain a local inventory of architecturally and historically significant sites and housing by December 2009, in conjunction with data received from the Florida Master Site File.

Policy 3A.3.3
The City should shall implement a historic preservation program for the preservation of units identified in the City's inventory of significant housing and establish land development regulations to guide the preservation, rehabilitation and demolition of historically significant housing units.

Housing Unit Sustainability

Objective 3A.4
The City shall continue to institute the appropriate measures to extend the usefulness, sustainability, and economic life of the existing housing stock by requiring structural and aesthetic improvements to the same.

Policy 3A.4.1
Review and revise, those portions of the City's Code, relating to maintenance standards in residential neighborhoods that are in need of revision.

Policy 3A.4.2
Encourage private (re)investment in housing by making available to interested individual homeowners general information on housing rehabilitation programs, in order to ensure that the City's housing stock remains viable for its future as well as current residents.

Policy 3A.4.3

Make available to interested homeowners the advice of professional City staff concerning topics such as, energy conservation measures in the home, and neighborhood enhancement programs to include, tree planting in the swales, tree matching programs, and City administered sidewalk maintenance programs.

Policy 3A.4.4
The City shall partner with local banks to establish access to loan pools ~~making available to~~ for City residents with low interest loans for housing rehabilitation and other improvements, in order to ensure the healthy condition of the City's housing stock for current and future generations. The City will also provide information and referrals to partnering banks.

Policy 3A.4.5
The City shall continue to pursue and maintain funding for the Disaster Mitigation/ Recovery Strategy Program to assist with post-disaster repairs and encourage the timely repair of homes damaged as a result of disaster activity.

Reduction of Overcrowded Units

Objective 3A.5
The City shall create a methodology for alleviating overcrowding through existing home rehabilitation and new housing development in coordination with the CRA.
~~Monitoring and Evaluation:~~

- ~~By December 2009, obtain a 15 percent reduction in the number of overcrowded households.~~
- ~~Assessment of the housing stock to determine new number of overcrowded units following the 2010 US Census.~~
- ~~Commencement of feasibility study on accessory dwelling units by December 2009.~~

Policy 3A.5.1
The City and CRA shall encourage, through their redevelopment activities, additional resident employment opportunities, including job training and job new creation, in order to assist very-low and low income households in addressing the issues of overcrowding and cost burden.

Policy 3A.5.2
In conjunction with affordable housing development policies contained herein, the City shall ~~address~~ ~~the issue of a lack of~~ promote affordable ~~housing~~ and varied housing options for all residents. ~~by conducting a feasibility study including, but not limited to accessory dwelling units in an attempt to create additional affordable units, thus reducing overcrowding of existing units.~~

Policy 3A5.3 [Reserved]
~~The City shall study the feasibility of adopting an Accessory Dwelling Unit Ordinance by~~

~~December 2009 to address overcrowding and to increase the availability of affordable housing for extremely low income, very low income, low income, or moderate income persons, in the retention of existing accessory dwelling units consistent with the intent of Florida Statute 163.31771.~~

Special Needs Housing

Objective 3A.6

The City ~~will continue to~~ shall provide ~~the same opportunity for the~~ locations of group homes, foster care facilities, and special needs housing in residential settings. ~~as it has provided in the past.~~

Monitoring and Evaluation:

- Maintenance of zoning classifications that allow special needs housing.

Policy 3A.6.1

The City will maintain at least one residential zoning classification within which certain classifications of group homes will be allowed as a special exception.

Policy 3A.6.2

As part of developing the City's Land Development Regulations and in compliance with State law, the City shall adopt requirements that provide for the location and equitable distribution of group homes, small scale affordable elderly rental facilities, and foster care facilities licensed or funded by the Florida Department of Children and Family Services within existing residential neighborhoods.

Policy 3A.6.3

The City shall review and hold public hearings on applications for establishment of other types of group homes in residential districts and determine their appropriateness based on the particular district's character.

Policy 3A.6.4

The City should continue to facilitate in-house processing of proposed developments intended for persons with special housing needs such as the elderly and disabled persons.

Policy 3A.6.5

Promote assisted living facilities (ALFs), group homes, and adult day care facilities in the residential and mixed use areas of the City subject to state law.

Policy 3A.6.6

The City shall evaluate housing opportunities within areas proximate to FIU, Johnson & Wales, and Barry University; and, speak with student housing developers specializing in this specific real estate sector.

Policy 3A.6.7

The City will evaluate and pursue a reasonable accommodation ordinance for persons with disabilities to address housing barriers and retrofitting needs.

GOAL 3B

To provide adequate housing and affordable housing opportunities for the existing population and anticipated population growth.

Development Review

Objective 3B.1

The City shall continue to streamline the regulatory processes to avoid unnecessary costs and delay in housing development.

Monitoring and Evaluation:

- Establish and maintain site plan application processing time in a development review flow chart.

Policy 3B.1.1

The City ~~should~~ shall work closely with the development community so ~~it may~~it may proceed through administrative requirements in a timely fashion.

Policy 3B.1.2

The City ~~should~~ shall reduce policy barriers by streamlining the administrative approval and permitting process and provide incentives for developers proposing affordable housing developments to eliminate excessive requirements, such that increased private sector participation to meet the projected housing needs may be attained.

Policy 3B.1.3

In concurrence with Future Land Use ~~Policy 1.1.6~~ Element, the City shall adopt Land Development Regulations that support and implement the City's housing policies and programs by ~~December 2009~~ September 2016.

Policy 3B.1.4

Allow deferred payment of City impact fees in cases of hardship, as approved by the City Council, to encourage the provision of new or rehabilitated affordable housing units and for other housing units that promote green building initiatives.

Policy 3B.1.5

Home occupations and live/work units are encouraged while maintaining the character of residential neighborhoods and where consistent with the Land Development Regulations to continue the jobs/housing balance.

Policy 3B1.6

The City shall encourage the development of ~~moderately priced~~ a range of live/work units within the Neighborhood Redevelopment Overlay district to provide affordable housing

options for essential service workers.

Housing Need and Development

Objective 3B.2

The City shall continue to be active in identifying the housing needs of the community through periodical housing needs assessments and continue to develop appropriate programs for providing housing.

Monitoring and Evaluation:

- Annually monitor housing need, cost burden, housing demand, median income and median housing price indicators to reflect residents' ability to afford housing in the City.
- By 2009, complete Complete a housing study to analyze the demographic changes and links to housing to maintain an adequate jobs/housing/public transit balance.
- Evaluate developer incentives such as fee waivers, subsidies, etc. and/or support of affordable housing projects.

Policy 3B.2.1

IContinue nstitute within the existing administrative framework the capability to monitor the housing supply, demand, needs, and trends, including housing opportunities and constraints for very-low, low, and moderate income residents, in order to properly direct housing programs.

Policy 3B.2.2

The City shall partner with the appropriate County, and other government agencies on loan, rehabilitation, and related housing programs which may be utilized by eligible residents to upgrade the housing stock.

Policy 3B.2.3

Work with the local realtors and realty boards to monitor home sales, apartment rental activities, and vacancy rates.

Policy 3B.2.4

By December 2009 the The City and the CRA shall conduct conduct periodic assessments of affordable and workforce housing needs to maintain a current profile of the City's housing needs, income and tenure. an Affordable/Workforce Housing Needs Analysis to have a current assessment of the City's affordable housing needs based upon income and tenure.

Policy 3B.2.5

The City should conduct a feasibility shall periodically study identifying housing linkages, such as which may include an employer based linkage program to create

additional housing as needed in the City with the intention of maintaining an adequate job/housing balance.

Policy 3B.2.6
The City recognizes the need for affordable housing and as such shall continue to expand options toward meeting the needs of the very low, low and moderate income population by developing, on an ongoing basis, model programs for providing safe and adequate affordable housing in the City. ~~In furtherance of this policy the City shall assess the feasibility of utilizing accessory dwelling units to support affordable housing efforts in the City.~~

Policy 3B.2.7
The City shall allow for a range of housing options in development and redevelopment ~~to maintain a balance of housing options and~~ to avoid undue concentration of very low and low-income housing, subsequently promoting economically disenfranchised neighborhoods.

Policy 3B.2.8
In concurrence with Future Land Use Element, Policy ~~1.3.12~~ 1.5.9, the City shall examine and consider ~~the possibility of an~~ adopting an inclusionary zoning ordinance, mandating the creation of affordable housing units in proposed developments or providing options such as payment in lieu of, with fees payable to a Housing Trust Fund established for the creation of affordable housing units in the City.

Policy 3B.2.9
The City should enhance and continue to promote its first-time buyer program to assist with home purchases.

Policy 3B.2.10
The City should enhance and promote its Homeownership Development Assistance Program to encourage a rental to condominium conversion that provides funds and partnerships with apartment owners for the provision of remodeled units to the City for tenant purchase and relocation.

Policy 3B.2.11
The City shall award density and height bonuses for the provision of affordable housing, "green" initiatives consistent with the US Green Building Council's LEED Green Building Rating System as amended and/or the nationally recognized green standards acceptable to the City, and the provision of transportation mitigation strategies.

Partnership with External Agencies

Objective 3B.3
Encourage partnerships with public and private sector agencies involved in the provision of affordable housing and participate in establishing local housing programs that will assist the City in meeting the current and projected demand for affordable housing.

Monitoring and Evaluation:

- ~~C~~ Periodically conduct "think-tank" meetings with City staff and local non-profits, County, State and Federal housing agencies ~~by December 2009~~ to discuss affordable housing strategies and identify opportunities in the City.
- Create an inventory of eligible homes ~~for~~ to ~~rehabilitation~~ rehabilitate. ~~to work toward implementation of Munisport agreement, by July 2008.~~

Policy 3B.3.1
Collaborate with the US Department of Housing and Urban Development (HUD), the Florida Finance Authority, the Miami-Dade County Housing Authority, the Miami-Dade County Office of Community and Economic Development and local banks, to increase the allocation of incentive programs (i.e. low interest rehabilitation loans, HUD property acquisition and disposition program) to present or prospective residents and developers for the renovation and rehabilitation of existing units as affordable housing and for the provision of new affordable units in residential areas.

Policy 3B.3.2
Provide ongoing education and technical assistance regarding the City's existing housing programs to the private sector such that the required housing demand may be met. Designate a Staff liaison to disseminate information to the private sector on housing development regulations and available incentive programs.

Policy 3B.3.3
For all private residential development undertaken on City-owned land in the Regional Activity Center (RAC) that do~~es~~ not qualify as affordable housing, the City and the developer shall collaborate to establish mechanisms for construction, rehabilitation, and/or funding programs that provide or otherwise assist in the provision of affordable housing units within the City. In the case of the Biscayne Landing project, the developer shall develop or provide for the development, redevelopment, renovation or rehabilitation of an equivalent number of affordable housing units within the City as are to be constructed within the boundaries of the RAC and pursuant to the development agreement between the City and the developer.

Policy 3B.3.4
The City's Housing Division shall create and maintain an inventory of eligible homes for rehabilitation under the Munisport development agreement in coordination with the CRA.

Policy 3B.3.5
The City shall cooperate with the CRA which will administer a residential rehabilitation program.

Policy 3B.3.6
The City shall encourage businesses to offer homeownership assistance to cost-burdened employees.

Policy 3B.3.7
The City shall continue to coordinate with Miami-Dade County Emergency Management to provide short-term emergency shelter opportunities to meet expected demands.

Policy 3B.3.8
The City should coordinate with local, regional and State housing agencies, including non-profits and other interested stakeholders, to conduct a "think-tank" meetings with City staff, residents and stakeholders to discuss potential affordable/workforce housing strategies in the City.

Redevelopment

Objective 3B.4
To ensure an adequate balance of housing in the redevelopment area, that will ensure a range of housing options by providing the appropriate densities, intensities, height, type, and size that encourage the creation of new housing units.

Monitoring and Evaluation:

- Creation of a displacement plan. ~~by July 2010.~~

Policy 3B.4.1
The City should encourage the creation of a displacement plan in accordance with the Federal Uniform Relocation Assistance and Real Property Act as related to the City and CRA policies and cooperate with the CRA's relocation policy to provide for displaced residents ~~by July 2010~~.

Policy 3B.4.2
Through mixed-use redevelopment activities, the City shall encourage workforce housing that is accessible to employment opportunities, shopping, and public transportation, incorporating the mobility principles outlined in the Transit Oriented Development Study.

Policy 3B.4.3
In the redevelopment process the City shall require developers of both market rate and affordable/workforce housing to utilize principles of sustainable design by implementing environmentally friendly and green building design standards as further defined in the LDR.

EAR-Based
Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Infrastructure Element

4. Infrastructure Element

SANITARY SEWER

GOAL 4A
To provide an adequate sewage collection system for service area customers and maintain an agreement with Miami-Dade County to dispose of all sewage collected.

Sewage Collection

Objective 4A.1
Continue in perpetuity to provide sufficient sewage collection capacity for 100 percent of the customers within the existing service area.

Monitoring and Evaluation:

- Provision of sewage collection system to meet sewage collection demands within the service area and maintain excess capacity to serve future growth.

Policy 4A.1.1
Allocate funds to renew and replace existing sewage pumping equipment, sewage collection lines, and individual lateral lines, as they reach their useful life.

Policy 4A.1.2
Maintain the capacity of the sewage collection and disposal system at a level of service (LOS) of 185 gallons per capita per day.

Policy 4A.1.3
~~By 2009, the~~ The City shall complete a sanitary sewer master plan to guide future sanitary sewer system upgrades, to match infrastructure improvements with the build-out of the Future Land Use Map, and to reduce demand on the sewage collection and disposal system on a per capita basis.

Additional Sewage Collection Capacity

Objective 4A.2
Provide additional sewage collection capacity in connection with new development outside the City limits, by requiring the respective developers to upgrade the sewer system, such that the current level of service standard is not impacted detrimentally.

Monitoring and Evaluation:

- Maintaining the existing service standard while providing sewage collection to new development within the service area.

Policy 4A.2.1
In connection with issuance of development orders, approvals, or permits the City shall require developers to upgrade the capacity of existing systems, or build new system to meet the needs of the development. For new development and redevelopment, sewage flow allocations shall be as follows:

Table 4-1: Sewage Flow Allocations

Type of Establishments	Gallons per day (GPD)
RESIDENTIAL	
Single Family	~~350 (GPD for 2+ bedrooms)~~ ~~150(GPD per additional bedrooms)~~ 220 gpd/unit: Less than 3001 sq. ft. 320 gpd/unit: 3001-5000 sq. ft. 550 gpd/unit: more than 5000 sq. ft.
Townhouse	~~150~~ 180 (GPD/~~bedroom~~ unit)
Apartment	150 (GPD/~~bedroom~~ unit)
Mobile Home	~~225~~ 180 (GPD/Mobile Home)
Duplex or Twin Home	(same as ~~single family~~ townhouse. ~~for entire~~
Barber Shop	~~170 (GPD/Chair)~~ 15 gpd/100 sf. ft.
Beauty Salon or Hair Boutique	~~200 (GPD/Chair)~~ 25 gpd/100 sq. ft.
Bowling Alleys (toilet waste only)	100 (GPD/Lane)
Dentist Office~~s~~ ~~a) Dentist~~ ~~b) Wet chair~~	 ~~250 (GPD/Dr.)~~ 25 gpd/100 sq. ft. ~~200 (GPD/Chair)~~
COMMERCIAL	
Doctor Offices (~~/doctor~~ physician)	~~25~~ 20 Gal/100 S.F.
Full Service Restaurant (350 GPD Min.)	~~50 (GPD/Seat)~~ 100 gpd/100 sq. ft.
Bar and Cocktail Lounge	~~15 (GPD/Seat)~~ 20 gpd/100 sq. ft.
Fast Food Restaurant (350 GPD Min.)	~~35 (GPD/Seat)~~ 50 gpd/100 sq. ft.
Take-Out Restaurant (350 GPD Min.)	~~50/100 (GPD/S.F.)~~ 100 gpd/100 sq. ft.
Hotels and Motels	~~200 (GPD/Room)~~ 100 gpd/room
Laundries, self-service	~~225~~ 145 (GPD/Washer)
Office Building	~~10~~ 5/100 (GPD/S.F.)
~~Service Stations~~Gas Station (w car wash)	450 GPD (1750 gpd/unit)

Type of Establishments	Gallons per day (GPD)
Shopping Centers	10/100 (GPD/S.F.)
Stadiums, Race Tracks, Ball Parks	3 (GPD/Seat)
Stores, w/o Food Service	5/100 (GPD/S.F.)
Theaters a) Indoor, Auditorium b) Outdoor, drive-ins	 3 (GPD/Seat) 5 (GPD/Space)
Camper or Trailer Parks	~~200~~ 150 (GPD/Space)
INDUSTRIAL	
Factories (exclusive of industrial wastes) a) without showers b) with showers	 ~~10~~ 2.5/100 (GPD/S.F.) ~~30~~ 20/100 (GPD/S.F.)
Churches	3 (GPD/Seat)
Hospitals	250 (GPD/Bed)
Nursing, Rest Homes	~~1~~50 (GPD/Bed)
Parks, public picnic a) with toilets only b) with bathhouse, showers and toilets	5 gpd/per person ~~200 (GPD/Fixture)~~ 20~~0~~ (GPD/~~Fixture)~~ per person.
Public Institutions (other than Hospitals) Congregate Living Facility, Jail, ~~Boarding Schools, etc.~~ Other.	75 gpd/bed - Congregate living facility ~~75 (GPD/Person)~~ 150 gpd/person – Jail 100 gpd/person - Other
Regular School / Day Care or Nursery	~~10~~ 12 (GPD/Person) / 20 gpd/100 sq. ft.
Swimming & Bathing Facilities, public	~~10~~ 30 (GPD/Person)
Warehouse/Industrial-Speculation Bldg.	10/100 (GPD/S.F.)
Storage or Mini Warehouse	30+10/100 (GPD/S.F.)
Banquet Hall	~~25 (GPD/Seat)~~ 15 gpd/100 sq. ft.

SOLID WASTE

GOAL 4B
To provide a solid waste collection service that exceeds the minimum State standards.

Solid Waste Collection

Objective 4B.1
Attempt to operate complaint free garbage and trash collection system for residents of the City, and maintain a LOS which provides collection of 4.5 lbs. per capita per day.

Monitoring and Evaluation:
- Maintenance of the solid waste LOS standard.

Policy 4B.1.1
Provide front curbside garbage collection twice a week.

Policy 4B.1.2
Provide bulk trash collection from the front swale once a week.

Policy 4B.1.3
Provide curbside recycling once a week.

Business Solid Waste Collection

Objective 4B.2
In perpetuity monitor through a complaint recording system, the collection of waste from business generators by private haulers and or the City, and request modifications to the collection procedures to resolve specific problems which impact the City and its residents.

Monitoring and Evaluation:
- Resolution of specific problems that impact businesses that are generated by private waste haulers.

Policy 4B.2.1
By letter contact haulers to advise them of specific problems and request resolution of problems affecting the City and its residents.

Resource Recovery Program

Objective 4B.3
Maintain a resource recovery program as a component of the City's existing solid waste collection service in perpetuity.

Monitoring and Evaluation:

- Maintenance of the resource recovery system.

Policy 4B.3.1
Educate the citizenry in the techniques of separating recyclable resources from other solid wastes through distribution of written materials.

City Recovery Program

Objective 4B.4
Maintain a newspaper, paper, plastic, glass, and aluminum recovery program within City facilities in perpetuity.

Monitoring and Evaluation:

- Maintenance of recycling program in City facilities.

Policy 4B.4.1
Promote the resource recovery program among City residents.

Solid Waste Disposal

Objective 4B.5
Coordinate with Miami-Dade Department of Solid Waste Management to ensure that solid waste disposal capacity will continue to be available to serve future growth in the City of North Miami.

Monitoring and Evaluation:

- Execution of an inter-local agreement with Miami-Dade County to dispose of all solid waste generated by the City of North Miami for a period of at least ten years in the future.

Policy 4B.5.1
By ~~2009~~ 2017, execute an inter-local agreement with Miami-Dade County to dispose of all solid waste generated by the City of North Miami for a period of at least ten years in the future.

NATURAL GROUNDWATER AQUIFER RECHARGE AREAS

GOAL 4C
To promote and protect natural groundwater aquifer recharge.

Aquifer Recharge

Objective 4C.1

Those natural areas which currently serve to recharge the aquifer shall be preserved and protected in perpetuity.

Monitoring and Evaluation:

- Enforcement of land development regulations that protect ground water.

Policy 4C.1.1

In the review of development plans, encourage engineering solutions that would allow for retention of runoff in the swale.

Policy 4C.1.2

Continue to require, in perpetuity, that developments provide on-site ground disposal of rainwater based on 0.0417 cubic feet of rainwater during any five-minute period for each square foot of impervious area drained.

Policy 4C.1.3

In the building permitting process, review all plans for compliance with the Miami-Dade County regulations that prevent harmful pollutants from being discharged into the aquifer.

Policy 4C.1.4

Require compliance with the Miami-Dade County Wellfield Protection Ordinance, by regulating occupational uses within land located in the Cone of Influence.

Policy 4C.1.5

Identify and protect major natural drainage features and natural groundwater aquifer recharge areas, including areas identified by SFWMD as prime or high groundwater recharge areas.

Policy 4C.1.6

~~By 2009, amend~~ The City ensures that the land development regulations ~~to include~~ support maximum impervious surface coverage allowances for ~~all of the~~the entire City's zoning districts.

POTABLE WATER

GOAL 4D

To provide an adequate supply of water to service area customers which meets all national water quality standards.

National Water Quality Standards

Objective 4D.1

Continue meeting or exceeding in perpetuity Federal, State, and County water quality standards.
Monitoring and Evaluation:

- Meet or exceed Federal, State, and County water quality standards.

Policy 4D.1.1
Continue to implement water quality monitoring standards and procedures as set forth by the Federal, State, and County governments.

Policy 4D.1.2
Continue to coordinate the local comprehensive plan with the plans of adjacent municipalities, the county, adjacent counties, or the region; with the South Florida Water Management District's Lower East Coast Regional Water Supply Plan approved pursuant to s. 373.709.

Water Provision

Objective 4D.2

Continue to provide an adequate supply of potable water to meet the demands of the service area population through the year ~~2025~~ 2030 by purchasing water from Miami-Dade WASD ~~through the year 2010 and by constructing reverse osmosis water treatment facilities by the years 2010 and 2015~~. Additionally, the City shall comply with its adopted 16-Year Water Supply Facilities Work Plan Update (adopted 2015), as required by section 163.3177(6)(c), F.S. to be within 18-months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on September 12, 2013.

Objective 4D.2.A

The Work Plan Update will be updated, at a minimum, every 5 years and within 18-months of the South Florida Water Management District's approval of any updates to the Lower East Coast Regional Water Supply Plan. The City's Work Plan Update 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 levels of service and water demands for a 16-Year period.

Monitoring and Evaluation:

- Provision of water that meets water service area demands. The City of North Miami has continued to provide water that meets water service area demands.
- Consistency with the Miami-Dade County 20-Year Water Supply Facilities Work Plan, which is compatible with the Water Use Permit renewals and with the projects listed in the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.
- Evaluate the feasibility of constructing a reverse osmosis water supply plant.

Policy 4D.2.1
Maintain the water treatment plant and distribution system such that they operate at adequate levels to meet service population demand.

Policy 4D.2.2
Maintain a level of service standard of 165 gallons/capita/day, a minimum pressure at the water meter of 30 p.s.i., and a total storage capacity equal to no less than 15 percent of the service area average daily demand.

Policy 4D.2.3
Maintain water supply connections with Miami-Dade WASD's Regional Water Transmission system.

Policy 4D.2.4 (reserved)
~~Construct reverse osmosis water treatment facilities as scheduled in the Winson Water Treatment Plant Feasibility Study.~~

Policy 4D.2.5
The City shall ~~C~~coordinate ~~water supply planning~~ water supply planning and appropriate policies under the water management district's Lower East Coast Regional Water Supply Plan with any future redevelopment activities.

Policy 4D.2.6
In order to measure the impact of land use changes on potable water facilities, the following standard generation rates shall be utilized:

1. Single family detached dwelling: 350 gallons per day.
2. Single-family attached dwelling: 300 gallons per day
3. Multi-family dwelling unit: 425 gallons per acre per day plus:
   - Each one bedroom unit: 85 gallons per day per unit
   - Each two bedroom unit: 125 gallons per day per unit
   - Each three bedroom unit: 165 gallons per day per unit
   - Each four or more bedroom unit: 205 gallons per day per unit
   - When the bedroom mix is unknown, the three-bedroom generation rate shall be utilized.
4. Commercial and nonresidential Community Facility uses: 10 gallons per 100 sf of GFA per day
5. Industrial uses: 10 gallons per 100 sf of GFA per day

Policy 4D.2.7

The City shall comply with the City's 16-Year Water Supply Work Plan Update, adopted January 13, 2015, and incorporate such Work Plan by reference into the City of North Miami Comprehensive Plan.

Policy 4D.2.8

The City shall coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's Regional Water Supply Plan adopted September 12, 2013 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted January 13, 2015. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Policy 4D.2.9

The City shall maintain a minimum of a five-year schedule of capital improvements for the expansion and upgrade of the capacity of water and sanitary sewage facilities in accordance with the Water Supply Facilities Work Plan Update.

Policy 4D.2.10

The City's 16-Year Water Supply Facilities Work Plan Update, adopted January 13, 2015, is incorporated by reference into the Comprehensive Plan. The Work Plan will be updated, at a minimum every five years, concurrent with the update of the Miami-Dade County 20-Year Water Supply Facilities Work Plan, which shall also be incorporated in the City's Work Plan by reference.

Policy 4D.2.11

The City's 16-Year Water Supply Facilities Work Plan Update shall remain consistent with the Potable Water Level of Service standards as establish in the Comprehensive Plan.

Policy 4D.2.12

The City's 16-Year Water Supply Facilities Work Plan Update shall guide future expansion and upgrade of facilities needed to transmit and distribute potable water to meet current and future demands. The City shall research and identify alternative, renewable sources of water to the projected increases in demand.

Purchase Agreements

Objective 4D.3

~~Until the year 2010, the~~ The City ~~will~~ shall purchase up to 6 million gallons/day from Miami-Dade County WASD through existing connections to meet the demands of the water service area.

Monitoring and Evaluation:

- Maintain and periodically evaluate ~~an~~ the agreement ~~to purchase up to 6 million gallons/day of potable water from Miami-Dade WASD.~~ with Miami-Dade WASD for the purchase of potable water to support demand of the water service area.

Policy 4D.3.1
Coordinate with Miami-Dade County WASD to ensure the City's current contract with that agency allows it to purchase ~~up to 6 million gallons/day.~~ the potable water needed to meet the demand within the water service area.

Fire Flow

Objective 4D.4
~~By 2010,~~The City shall ensure that ~~upgrade the~~ the existing water distribution system ~~to~~ meets the Miami-Dade County fire flow requirements.

Monitoring and Evaluation:
- ~~Meet~~ Monitor Miami-Dade County fire flow requirements.

Policy 4D.4.1
Replace existing inadequate diameter mains with larger mains through assessment districts, funds from the Fire Flow Account and from utility revenues.

Policy 4D.4.2
Install fire hydrants in areas which are deficient.

Policy 4D.4.3
Continue charging fire flow impact fees to upgrade those portions of the water distribution system as recommended by the Miami-Dade County Fire Department.

Policy 4D.4.4
Continue budgeting the replacement of one mile of two-inch diameter water mains per year.

Contract Maintenance

Objective 4D.5
The City shall maintain a contract with Miami-Dade County for the rendition of water service for as long as it depends on supplemental potable water or reuse water from Miami-Dade County Water & Sewer Department(WASD).

Monitoring and Evaluation:
- Maintenance of contract with Miami-Dade County WASD.

Policy 4D.5.1

The City shall execute water service contracts in time to ensure that no interruption in service occurs.

Water Reduction Mandates

Objective 4D.6

Ensure that residents within the City comply with SFWMD and Chapter 19 Article 3 of the City's Code of Ordinances mandates for reductions in water consumption.

Monitoring and Evaluation:

- City's efforts to assist SFWMD with mandates for reduction in water consumption.

Policy 4D.6.1

Provide ~~written~~ notification to water customers of the required mandated water conservation measures and provide for enforcement through the City's Building Division and Code ~~Enforcement~~ Compliance Department.

Xeriscaping

Objective 4D.7

Encourage the use of xeriscaping concepts and native plantings to minimize the need for irrigation.

Monitoring and Evaluation:

- Incorporation of landscaping regulations that encourage the use of xeriscaping and native landscaping.

Policy 4D.7.1

Incorporate into the existing landscaping regulations measures that encourage ~~the use~~the use of native landscaping in both private and public development.

DRAINAGE

GOAL 4E

To maintain a stormwater management system that provides adequate flood protection and upholds water quality standards.

Stormwater Systems

Objective 4E.1

In perpetuity, maintain the efficiency of existing City owned systems, and eliminate systems that may pose a liability to the City and/or the environment. Maintain the existing systems with a capacity to dispose of a five-year design storm return frequency with a ~~24~~24-hour duration.

Monitoring and Evaluation:

- Maintain adequate capacity to dispose of a five-year design storm return frequency with 24-hour duration for existing City-owned system.

Design Storm Minimum LOS

Objective 4E.2

In connection with new development, require construction of new ~~City stormwater~~City stormwater systems that provide a minimum LOS for disposal of a 25-year design storm with ~~a 72~~72-hour duration and, if applicable, require construction of permitted storm drain systems that fall under other governmental agencies providing storm drainage disposal service. This standard shall be applicable to development impacting on State owned or maintained facilities. Where applicable, the design of the system shall be approved by the water management division of Miami-Dade County and provide a minimum level of service adopted by Miami-Dade County Resolution R-951-82, as may be amended from time to time.

Monitoring and Evaluation:

- Require that appropriate stormwater disposal systems are constructed prior to the impacts of new development.

Policy 4E.2.1

During the review and approval of site plans for new development, and as a condition of issuance of development orders, approvals or permits, require the appropriate public or private stormwater disposal system that will not pose a potential liability to the City or the environment, be constructed in conjunction with the development, and in place prior to the impacts of development.

Policy 4E.2.2

Maintain stormwater level of service standards consistent with those set by the SFWMD.

Drainage Issues

Objective 4E.3

Identify drainage problems which fall under the jurisdiction of other governmental agencies, and request that these problems be addressed in their drainage master plan. In conjunction with the request that problems be addressed, the City shall coordinate with the appropriate governmental agencies with the operational or maintenance responsibility, in establishing minimum LOS.

Monitoring and Evaluation:

- Identification of drainage problems are being addressed in the drainage master ~~plan andplan and~~ establishes level of service standards through coordination with appropriate governmental agencies.

Policy 4E.3.1
Coordinate with the local Metropolitan Planning Organization to ensure adequate drainage is proposed for future roadway projects.

Policy 4E.3.2
Monitor citizen complaints and report inadequate drainage areas to the ~~responsible government~~responsible government agencies.

Policy 4E.3.3
Establish water quality standards for stormwater recharge.

Policy 4E.3.4
Existing stormwater outfalls that do not meet or improve upon existing water quality or quantity criteria or standards, or cause negative impacts to Natural Resources of Regional Significance, shall be modified to meet or exceed the existing water quality or quantity criteria or standard.

Policy 4E.3.5
Restore and improve water quality throughout the system by:

1. requiring stormwater treatment and management;
2. protecting wetlands, native uplands, and identified aquifer recharge areas; and
3. implementing best management practices, such as utilization of low phosphorus fertilizers.

Policy 4E.3.6
Protect the habitat and water quality of the Region's Outstanding Florida Water bodies by requiring stormwater discharges to meet applicable non-degradation water quality standards.

Policy 4E.3.7
Restore natural volume, timing, quality, and distribution of water to the Everglades, Florida Bay, Biscayne Bay, other estuaries, and the Atlantic Ocean by:

1. implementing structural and operational modifications to the Central and Southern Florida Project including Modified Water Deliveries to Everglades National Park, the C-111 Project, and the Comprehensive Everglades Restoration Plan;
2. implementing the East Coast Buffer/Water Preserve Areas; and
3. implementing the Lower East Coast Water Supply Plan so that the needs of the natural system are met consistent with ecosystem restoration.

Policy 4E.3.8
Restore and improve marine and estuarine water quality by:

1. improving the timing and quality of freshwater inflows;

2. reducing turbidity, nutrient loading, and bacterial loading from wastewater facilities, septic systems, and vessels;
3. reducing the number of improperly maintained stormwater systems; and
4. requiring port facilities and marinas to implement hazardous materials spill plans.

Policy 4E.3.9
Protect the Biscayne Bay Aquatic Preserve (BBAP) through such measures as:

1. discontinuing all untreated stormwater discharges to the Bay;
2. requiring stormwater treatment systems to meet the required non-degradation water quality standards for this Class III, Outstanding Florida Water body;
3. discouraging development that proposes to fill within the Bay or discharge contaminants to its waters; and
4. connecting developments that are served by septic tanks within the watershed of the BBAP to central sanitary waste treatment facilities to treat pathogens and remove nutrients from the wastewater effluent.

WIRELESS TECHNOLOGY

GOAL 4F
Explore efforts to increase access to information technology for all citizens in North Miami, while making the City a wireless community.

E-Commerce and E-Government

Objective 4F.1
Enhance the growth in E-commerce and E-government, and the trend toward technology convergence by encouraging the development of the infrastructure needed to further their use.

Policy 4F.1.1
Further the cooperation between the City and Miami-Dade County and local universities, colleges, middle and high schools, in applying information technology throughout the community.

Policy 4F.1.2
Encourage the underground placement of existing wired facilities, thus supporting a more reliable information technology.

~~Policy 4F.1.3~~
~~Integrate wireless technology in all City government facilities including parks, library, city hall, etc.~~

~~Policy 4F.1.4~~ Policy 4F.1.3

Encourage and promote wireless infrastructure in the design of new construction and redevelopment during the Planning and Site Plan review process.

~~Policy 4F.1.5~~ Policy 4F.1.4
Promote regional cooperation in the formation of information technologies alliances.

EAR-Based Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Coastal Management Element

5. Coastal Management Element

GOAL 5A

Protect human life and property in the coastal area of North Miami.

Flood Protection

Objective 5A.1

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

Monitoring and Evaluation:

- Enforcement of the flood plain management regulations.

Policy 5A.1.1

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 Chapter 8.5 of the City's Code of Ordinances.

Policy 5A.1.2

The City shall discourage variances under the City's Flood Damage Prevention Ordinance, Chapter 8.5, which shall undergo review by the City's Flood Plain Management Planning Committee - which shall hold frequent meetings.

Policy 5A.1.3

The City intends to maintain the Flood Plain Management Planning Committee as an oversight body to enforce Chapter 8.5 of the City's Code of Ordinances and to review all requested amendments to the provision.

Policy 5A.1.4

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

Policy 5A.1.5

In an effort to minimize flood insurance premium rates for North Miami residents, the City shall endeavor to maintain or improve upon ~~it's~~its Class 5 rating to a Class 4 or better
- recognized by the Community Rating System as floodplain management activities that exceed the minimum NFIP requirements.

Policy 5A.1.6

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 5A.1.7
The City shall also continue to enforce Chapter 8.5 of the City's Code of Ordinances, in an effort to eliminate an increase in the number of RL properties.

Policy 5A.1.8
Continuous attempts should be made by the City to promote the acquisition, or retrofit of RL properties.

Policy 5A.1.9
The City of North Miami adopts the Hurricane Vulnerability Zone (HVZ) as defined in Florida Statutes Chapter 163, and Rule 9J-5.003(57), as the areas requiring evacuation during a Category 3 hurricane event and as the area identified as Storm Surge Evacuation Zone B by the Miami-Dade County Office of Emergency Management.

Policy 5A.1.10
Within the City, the Coastal Planning Area, also known as the Hurricane Vulnerability Zone (HVZ) shall be defined as the land east of Biscayne Boulevard, continuing to the easternmost boundary of the City which extends into the waters of Biscayne Bay.

Hazard Mitigation

Objective 5A.2
The City shall implement programs and policies in conjunction with Miami-Dade County to protect residents and business from disasters and mitigate hazards.

Monitoring and Evaluation:

- Implementation of programs and policies to protect residents and business from disasters.

Policy 5A.2.1
The City shall implement the post-disaster programs and procedures outlined in the City's Hurricane Manual, as amended, and the County's Hurricane Procedures, to identify immediate actions necessary to protect the health, welfare, and safety of its residents.

Policy 5A.2.2
As part of on-going monitoring and updating procedures, 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 5A.2.3
The City shall monitor problems and life-threatening situations resulting from natural disaster occurrences and take the appropriate steps to ensure that the potential for such problems and situations are minimized in the future.

Policy 5A.2.4
The City shall implement the provisions included in the Local Mitigation Strategy to provide for debris clearance as well as immediate repair and replacement of public infrastructure required to protect public health and safety.

Policy 5A.2.5
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 following proposed hazard mitigation projects located in North Miami:

~~1. Flood Prevention and Mitigation at Arch Creek East Drainage Basin~~
~~2.~~1. Flood Prevention and Mitigation: Basins ~~8 and 9~~ 13
~~3. Critical Facilities Hazard Mitigation~~
~~4.~~2. Non-critical Facilities Hazard Mitigation
~~5. Embankment Stabilization at Keystone Point Bridge #2~~
~~6.~~3. Surge Resistance and Flood Mitigation at Keystone Point and Sans Souci
~~7.~~4. Sanitary Sewer Backup
~~8.~~5. Safeguarding Availability of Potable Water
~~9. Flood Zone Data Maintenance: GIS System~~
~~10. Global Positioning System~~
~~11.~~6. Emergency Portable Stormwater Pumps
~~12.~~7. Gravity Sewer Systems Improvements: Groundwater Infiltration Reduction
~~13.~~8. Emergency Power: Water and Sewer Utility Operations Center
~~14. Communications and Records Management System~~ 9. Utility Operation Center
~~15. Marine Patrol Vessel~~
~~16.~~10. ~~Security for~~ Replacement Generator for Police Station
~~17. Security for City Hall~~
~~18. Security for the Winson Water Plant at Sunkist Grove~~
~~19.~~11. Correct Water Infiltration at City Hall (EOC) Basement
~~20. Structural Hardening for~~ 12. Replacement of U.P.S. for Police Station

Policy 5A.2.6
The City shall continue to participate in the National Incident Management System (NIMS), which is especially beneficial to local governments as a comprehensive and consistent approach to emergency management at all jurisdictional levels and across all functional emergency management disciplines.

Policy 5A.2.7
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 2010~~. Furthermore, NIMS should be adopted through executive order, proclamation, resolution, or legislation as the jurisdiction's official all- hazards, incident response system.

Policy 5A.2.8
The City's Marine Patrol shall continue to patrol the waterways of the greater North Miami marine area, and shall increase enforcement of natural resource laws and regulations, as well as ~~such as the~~ Department of Homeland Security initiatives. ~~, as well as Federal, State, local and marine laws.~~

Policy 5A.2.9
The City shall encourage the "hardening" of homes through the City's Housing Rehabilitation Program to strengthen homes against hurricanes and natural hazards and to reduce hurricane damage exposure in the City.

Policy 5A.2.10
The City shall promote and educate the public on strengthening their structures against natural disasters by promoting the hardening of structures in accordance with the Florida Comprehensive Hurricane Damage Mitigation Program (My Safe Florida Home).

Coastal Area Hurricane Evacuation

Objective 5A.3
The review and approval of all plans for future development within the coastal area will consider the impacts of development on hurricane evacuation times to maintain or reduce hurricane evacuation times.

Monitoring and Evaluation:

- The maintenance or reduction of hurricane evacuation times within the coastal area.

Policy 5A.3.1
Review of development proposals within the coastal planning area shall consider vehicular accessibility and internal circulation patterns to minimize the time required to evacuate the coastal planning area.

Policy 5A.3.2
Direct high-density population concentrations away from the coastal planning area and provide incentives to encourage and promote development within the City's central core/Neighborhood Redevelopment Overlay.

Policy 5A.3.3
The City shall relieve 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.

Post-Disaster Redevelopment

Objective 5A.4
Prepare post-disaster redevelopment plans in the coastal area ~~which reducewhich reduce~~ or eliminate the exposure of human life and public and private property to natural hazards.

Monitoring and Evaluation:
- The implementation of policies contributing to the reduction or elimination of exposure of human life and property to natural hazards ~~by June 2010~~.

Policy 5A.4.1
Prepare a post-disaster redevelopment plan ~~by 2010~~ addressing 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.

Policy 5A.4.2
Incorporate recommendations found in interagency hazard mitigation reports into the comprehensive plan and post-disaster redevelopment plan.

Policy 5A.4.3
Limit redevelopment in areas known to suffer repeated damage during hurricane and other natural disaster events.

GOAL 5B
Protect existing public water dependent and water related uses.

Public Access to Shoreline

Objective 5B.1
The City shall proactively work to increase public access to beaches or shorelines consistent with public needs.

Monitoring and Evaluation:
- The increase of the amount of public access to beaches or shorelines.

Policy 5B.1.1

The City shall continue to support the implementation of the Arch Creek Bike Path which provides additional access to the 12-acre Arch Creek East Environmental Preserve - an area that will eventually provide additional public shoreline access.

Policy 5B.1.2
The City shall preserve and provide public access to the spoil islands located in Biscayne Bay within North Miami boundaries.

Policy 5B.1.3
Provide transportation or parking facilities for beach and shoreline access.

Provide for Water-dependent Uses

Objective 5B.2
The review and approval of all plans for future development within the coastal area shall consider the need for the placement of water-dependent uses and prioritize shoreline uses.

Monitoring and Evaluation:

- Consideration through plan review of future development and water related land uses to ensure compatibility with adjacent land uses.

Policy 5B.2.1
Through the adopted regulatory processes, the City shall ensure that water-dependent and related uses are compatible with adjacent land uses and accessible to upland support services, taking into consideration the protective status of private ownership, compatibility with established hurricane procedures, and sensitivity to environmental constraints.

Policy 5B.2.2
The City shall establish priorities for siting water-dependent and water-related land uses.

Policy 5B.2.3
~~By the year 2010 amend the Land Development Regulations (LDR) and establish performance standards for shoreline development.~~ The City shall ensure that the Land Development Regulations (LDR) maintains performance standards for shoreline development.

Policy 5B.2.4
~~Institute~~ The City shall ensure marina siting criteria that addresses existing protective status of ownership, hurricane contingency planning, protection of water quality, water depth, availability of upland support services, land use compatibility, environmental disruptions and mitigation actions, availability for public use, and economic need and feasibility.

GOAL 5C

Protect, preserve and maintain the natural resources within the coastal area and restrict development activities that would damage or destroy coastal resources.

Protect Coastal Natural Resources

Objective 5C.1

The City shall coordinate closely with the Biscayne Bay Management Committee, the Miami-Dade County Department of Environmental Resource Management (DERM), and other appropriate regulatory agencies to maintain or improve estuarine environmental quality, and protect, conserve, and enhance coastal resources including coastal wetlands, living marine resources, and wildlife habitats.

Monitoring and Evaluation:

- Maintenance or improvement of the estuarine environmental quality and coastal resources through coordination with the agencies listed in this objective.

Policy 5C.1.1

The City shall be an active participant in the Miami-Dade County Shoreline Development Review Committee, to ensure that future development and activities in the City do not negatively impact the identified estuarine systems.

Policy 5C.1.2

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

Policy 5C.1.3

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

Policy 5C.1.4

The City shall develop programs to identify, protect, preserve, and establish performance standards for the development and sensitive reuse of historic resources located within the coastal planning area.

Policy 5C.1.5

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

Policy 5C.1.6

The City shall establish construction standards consistent with the DERM and

the Army Corps of Engineers, which minimize the impacts of man-made structures on beach or dune systems.

Policy 5C.1.7
The City shall continue to protect the natural habitat found in the area known as Arch Creek East Environmental Preserve, 12 acres of City-owned bayfront property containing regionally significant and environmentally important natural communities such as mangrove tidal swamps and wildlife habitats.

Policy 5C.1.8
The City shall enforce the Code of Ordinances provision prohibiting dumping or solid waste deposits in certain protected areas.

Policy 5C.1.9
The City shall adopt landscaping requirements in the Land Development Regulations that restrict certain invasive non-native plants and species - thereby protecting the existing native natural resources.

GOAL 5D

~~Limit~~ The City shall limit future infrastructure improvements and other public expenditures in areas vulnerable to destruction by natural disasters.

Coastal Planning Area of Service

Objective 5D.1

Level of service standards, areas of service, and the phasing of infrastructure will be developed for the coastal planning area.

Monitoring and Evaluation:

- Level of service standards within the coastal planning area are being maintained.

Policy 5D.1.1
All infrastructure improvements needed to serve future developments in the coastal planning area shall be in place prior to the issuance of the necessary development orders, approvals or permit(s), in order to maintain adopted levels of service.

Policy 5D.1.2
Development in the coastal planning area shall be limited to uses which have historically proven to be less vulnerable to storm damage.

Policy 5D.1.3
Ensure the availability of required infrastructure to serve the development or redevelopment in the coastal planning area at the densities proposed by the future land use plan, consistent with coastal resource protection and safe

evacuation. The funding for such infrastructure shall be phased as to coincide with the demands generated by development or redevelopment.

Coastal Planning Area / Hurricane Vulnerability Zone Improvements

Objective 5D.2

The location of future infrastructure improvements in designated coastal planning areas shall minimize public expenditures that subsidize development except for the restoration or enhancement of natural resources.

Monitoring and Evaluation:

- Infrastructure improvements and public expenditures in coastal planning area, particularly the hurricane vulnerability zone.
- The identification and designation of hurricane vulnerability zone through the monitoring of storm activities.
- The implementation of measures to ensure that unsafe, vulnerable, and/or inappropriately placed land uses are not developed or redeveloped.

Policy 5D.2.1

Monitor storm activities which threaten or cause damage to existing structures and facilities, so that the vulnerability of such can be assessed, and the potential for the identification and designation of potential hurricane vulnerability zones can be evaluated.

Policy 5D.2.2

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, in accordance with existing law.

Adaptation Action Areas

Objective 5D.3

The city shall designate areas for optional adaptation planning for coastal hazards and the potential impacts of sea level rise for prioritizing funding for infrastructure and adaptation planning, as defined in accordance with the Community Planning Act (CPA).

Monitoring and Evaluation:

- Establish overlay zones/districts for special adaptation action areas.
- New or revised land development regulations regarding adaptation planning.
- Resolutions, executive orders and memoranda of

understanding/agreement regarding future plans for areas that meet the adaptation action area criteria.

- Targeted land acquisition programs.
- Conservation easements.
- Transfer and Purchase of Development Rights Programs.
- Hazard mitigation program improvements to incorporate adaptation strategies at the local level.

Policy 5D.3.1

The City of North Miami shall consider policies within the coastal management element that improves resilience to coastal flooding to areas that may include: areas below, at, or near mean higher high water; areas which have a hydrological connection to coastal waters; or areas designated as evacuation zones for storm surge (F.S., 163.3164 and 163.3177(6)(g)).

Policy 5D.3.2

The City's Sustainable Administrator shall monitor the Florida Department of Economic Opportunity's (DEO) "Community Resiliency: Planning for Sea Level Rise," examining the statewide planning framework and determining how best to integrate sea level rise adaptation policies into the City's existing process.

Policy 5D.3.3

The City's Sustainable Administrator shall monitor planning guidance, modeling and vulnerability analysis methodologies, effective modes for communicating sea level rise risks, and continually request technical assistance to support sea level rise adaptation policies from the State of Florida, South Florida Regional Planning Council, Miami-Dade County and the Southeast Florida Regional Compact.

Policy 5D.3.4

The City's Sustainable Administrator shall coordinate with the Southeast Florida Regional Compact for needed support in data and analysis regarding seal level rise vulnerability for the City of North Miami.

EAR-Based
Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Conservation Element

6. Conservation Element

GOAL 6A

Implement programs and activities to protect and conserve the City's air quality.

Fuel efficient municipal fleet

Objective 6A.1

Continue to promote greater air quality in the City by utilizing lower emission vehicles for the municipal fleet and encourage hybrid and alternative fuel vehicles.

Monitoring and Evaluation:

- ~~By December 31, 2008, the~~ The City shall compile a list of all city owned vehicles that may be replaced, due to functional obsolescence, with vehicles of lower emissions ratings.
- The City ~~will~~ shall maintain an economically feasible schedule for replacing ~~the~~ obsolete vehicles ~~in one year~~, and shall follow the schedule, updating it on an annual basis.

Policy 6A.1.1

The City shall investigate the economic feasibility of converting its fleet to lower emission vehicles, including hybrid and alternative fuel vehicles, to promote better air quality.

Air Quality through Regulations and Intergovernmental Coordination

Objective 6A.2

Continue to promote greater air quality in the City through regulations and intergovernmental coordination.

Monitoring and Evaluation:

- A member from ~~the~~ City staff shall attend meetings held by the South Florida Regional ~~P~~Planning Council regarding the Strategic Regional Policy Plan and the Department of Energy Florida Gold Coast Clean Cities Initiative to keep abreast of ~~the~~ policies and opportunities in diversified fuel options, infrastructure for charging electric, and inform the appropriate City staff members about actions to be taken.
- Establish and maintain a data base that documents the number of permitted development and redevelopment projects. On an annual basis determine the number of projects that were approved but did not meet the criteria of Policy 6A.2.3. Analyze the reasons for approval and take actions to eliminate such occurrences.

Policy 6A.2.1

Coordinate with County and State agencies to ensure Federal air quality standards are not exceeded in order to maintain and improve the existing air quality within the City of North Miami.

Policy 6A.2.2

Coordinate with the South Florida Regional Planning Council (SFRPC) regarding the Strategic Regional Policy Plan (Policy 3.7) to improve air quality through a reduction of transportation and electrical power generation related impacts.

Policy 6A.2.3

~~Discourage automobile travel through~~ ~~e~~Encourage~~ment of~~ mixed-use development in the downtown area and along major roadway corridors ~~with~~ that support mass-transit accessibility and multi-modal travel that discourages automobile travel.~~, and by ensuring that large developments that generate high-traffic volumes have mass-transit accessibility~~.

GOAL 6B

Implement programs and activities to protect and conserve the quality of the City's water and land resources.

Maintain Water quality and Protect Wetlands through Permitting

Objective 6B.1

Through the permitting process continue to preserve and maintain identified wetlands and water quality from the impacts of new development or redevelopment.

Monitoring and Evaluation:

- The City shall evaluate its permitting process to ensure that proof of mitigation is obtained prior to the release of building permits.

Policy 6B.1.1

The City shall deny permit applications for new development or redevelopment projects which may adversely impact existing wetlands and water quality or quantity until satisfactory mitigation and protection measures are performance bonded by the developer.

Policy 6B.1.2

Visual inspections of drainage outfalls will be conducted periodically by the City as part of the National Pollution Discharge Elimination System (NPDES). The City shall coordinate and cooperate with Miami-Dade County on the enforcement of environmental regulations.

Policy 6B.1.3

Through the permit process, the City shall require development or redevelopment along

Biscayne Bay to dispose of stormwater via French drains or other filtration techniques.

Policy 6B.1.4

Proposals to establish or site lawfully permitted land uses within the shoreline, including but not limited to, new marinas, shall be reviewed by the City, and other appropriate county, state, and/or federal agencies to ensure said uses are sensitive to the environment, will not degrade natural resources, and to the extent applicable, comply with Chapter 33-D of the Miami-Dade County Code (Ord. #81-19) entitled Biscayne Bay Management.

Preserve Water Quality and Wetlands through Inter-governmental Coordination

Objective 6B.2

Through intergovernmental coordination continue to protect and preserve identified wetlands and water quality as well as quantity from the impacts of new development or redevelopment.

Monitoring and Evaluation:

- Maintain an updated contact list of agencies responsible for water resource conservation.
- At least one member of the City staff shall attend meetings/coordinate with County, State, WSA and SFWMD. If needed, the permitting or approval process of the City may be modified to meet the standards set by the aforementioned agencies.

Policy 6B.2.1

Closely coordinate with county and state agencies responsible for maintaining and promoting wetland protection, and water quality and quantity in the area.

Policy 6B.2.2

Coordinate with the Miami-Dade Water and Sewer Department and the South Florida Water Management District to conserve potable water resources during periods of low rainfall and droughts.

Policy 6B.2.3

In conformance with the Biscayne Bay Aquatic Preserve Management Plan, the City shall monitor the shoreline and contact the County, which is responsible for removing excessive trash accumulation as necessary.

Policy 6.B.2.4

The City shall continue to provide education programs to educate residents about the polluting effect on the Bay and other natural bodies of water in the City, of run-off containing grass clippings, lawn fertilizers, and other similar type material, and present techniques that can be implemented by residents to mitigate this problem. In addition, the City shall continue to coordinate with the SFRPC's Strategic Regional Policy Plan

(Policy 14.14 and 14.17) to educate the public.

Wellfield Protection

Objective 6B.3

Continue enforcing Miami-Dade County's Wellfield Protection Ordinance, which restricts certain land uses within the cone of influence of potable water supply.

Monitoring and Evaluation:

- Continue to ensure that no land uses are approved within the cone of influence which are not permitted by Miami-Dade County.

Policy 6B.4.3.1

Restrict local issuance of a business Tax Receipt and building permits within the cone of influence of potable water supply to those uses permitted by Miami-Dade County.

Water Conservation

Objective 6B.4

Continue to ~~I~~implement programs and activities which result in the conservation of potable water resources in North Miami and its service area.

Monitoring and Evaluation:

- ~~I~~ Continue to implement water conservation public education programs, such as participation in the "Drop Savers" contest where the City of North Miami students K-12 are encouraged to create a poster depicting a water conservation idea, in slogan or drawing form. ~~by December 2008.~~
- ~~Reduce potable water consumption from its current level of 171 gallons per capita per day to 165 gallons per capita per day by the year 2010.~~ Reevaluate potable water consumption goals and create time horizon to meet objective.
- Monitor compliance with the Water Use Efficiency Ordinance (Adopted August 28, 2012).
- Monitor compliance with the permanent landscape irrigation restrictions.
- Evaluate the need to expand the City's successful water leak detection and repair program.
- The City shall continue to monitor its per capita consumption on a bi-annual basis to ensure that it is ~~making progress towards~~ continuing to achieve its water conservation goals at or below 165 pgcd.

Policy 6B.4.1

Continue to coordinate with the SFRPC regarding the Strategic Regional Policy Plan (Policy 7.13) to utilize measures such as those outlined in the South Florida Water Management District's Model Water Shortage Ordinance and the Florida Department of

Environmental Protection's Florida Water Conservation Initiative to address water usage.

Policy 6B.4.2

Continue to maintain consistency with the ~~coordinate with the~~ SFRPC regarding the Strategic Regional Policy Plan (Policy 7.14), as may be amended, and strengthen the following water conservation measures. The City has adopted the following measures, including: ~~to implement water conservation measures including but not necessarily limited to:~~

1. Selecting landscape materials from the City's Xeriscape/Florida friendly Plant List which recommends landscaping methods that maximize the conservation of water through the use of xeriscaping and other site-appropriate plants and efficient watering systems;
2. Utilization of native plant material as a first priority in landscaping;
3. Implementation of a water conservation public education program; The City of North Miami participates in the "Drop Savers" contest where City of North Miami students K-12 are encouraged to create a poster depicting a water conservation idea, in slogan form, drawing form, or both
4. Continuation of a leak detection and repair program for public water supply systems;
5. Adoption of a water conservation-based rate structure by utilities that provides a financial incentive for users to reduce demand. The City of North Miami's Water and Sewer Utility implemented a new consumption based rate structure in 2012 (Resolution No. R-2012-52.) that became effective on October 1, 2013.
6. Implementation of water loss prevention programs including the adoption of a rain sensor device ordinance for automatic sprinkler systems. The City of North Miami adopted a rain sensor device ordinance (Ordinance No. 1339). (Resolution No. R-2012-52.) on August 28, 2012.
7. Adoption of an ultra-low volume fixtures ordinance;
8. Adoption of an irrigation hours ordinance and reduction in the use of potable water for irrigation;
9. Utilization of reuse water wherever and whenever possible based upon the ecological and technical factors involved, and analysis of reclaimed water feasibility by potable water supply utilities.
10. Encouragement of green building design and techniques.
11. Continuation of the City's Commercial Restaurant Spray Valve Exchange Program providing low-flow restaurant pre-rinse valves to local restaurants, and cafeterias in exchange for their old water-wasting spray valves to reduce their water consumption; and,
12. Implementation of a water conservation public education program.

~~adoption of local government Xeriscape/Florida friendly landscape ordinances requiring landscaping methods that maximize the conservation of water through the use of site-appropriate plants and efficient watering systems;~~

~~utilization of native plant material as a first priority in landscaping;~~

~~implementation of a water conservation public education program;~~
~~implementation of a leak detection and repair program for public water supply systems;~~
~~adoption of a water conservation-based rate structure by utilities that provides a financial incentive for users to reduce demand;~~
~~implementation of water loss prevention programs including the adoption of a rain sensor device ordinance for automatic sprinkler systems;~~
~~adoption of an ultra-low volume fixtures ordinance;~~
~~adoption of an irrigation hours ordinance and reduction in the use of potable water for irrigation; and~~
~~utilization of reuse water wherever and whenever possible based upon the ecological and technical factors involved, and analysis of reclaimed water feasibility by potable water supply utilities.~~
~~10. Encouragement of green building design and techniques.~~

GOAL 6C

To protect and conserve the tree canopy and native vegetation in the City from abuse and destruction.

Tree Canopy

Objective 6C.1

Continue to protect trees and the tree canopy in the City through the use of the land development code and enforce standards through code ~~enforcement~~ compliance.

Monitoring and Evaluation:

- Establish and monitor a tree count database ~~by 2009~~ and determine the percentage of ~~tree cover~~tree coverage within the City. Annually evaluate the increase or decrease of native trees and prepare plans and implementation strategies to re-vegetate ~~in case of tree decrease~~.
- ~~Prepare a~~ The City ensures ~~policy for~~ native vegetation mitigation ~~by 2008~~ for ~~a review and~~review and approval by City Council.
- Attend meetings with SFRPC regarding the Strategic Regional Policy Plan and educate staff on implementing the policies 6C.1.2, 6C.1.3 and 6.C.1.5. Produce status reports of work done to meet requirements of the plan and present to City Council and SFRPC.

Policy 6C.1.1

~~Establish land development regulations that~~ The City ensures policies that protect the overall tree canopy in the City by maintaining records ~~on~~ of tree removal and planting in the City.

Policy 6C.1.2

Continue to coordinate with the SFRPC regarding the Strategic Regional Policy Plan (Policy 14.14) to increase public awareness and continue to support programs regarding the importance of maintaining and enhancing the tree canopy and other native vegetative cover to maintain and improve air quality and natural habitat.

Policy 6C.1.3
Continue to coordinate with the SFRPC regarding the Strategic Regional Policy Plan (Policy 14.17) to educate property owners about the environmental benefits of landscaping with native plants.

Policy 6C.1.4
The City shall proactively remove exotic and invasive plants ~~from allfrom all~~ City-owned property.

Policy 6C.1.5
Certain exotic pest plants shall not be sold, propagated, or planted within the City. ~~If existingIf 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. These species referenced in this policy are listed in Conservation Element.

Policy 6C.1.6
Continue to coordinate with the SFRPC regarding the Strategic Regional Policy Plan (Policy 14.10) to encourage local governments to utilize pervious areas in public rights-of-way as opportunities to re-establish native vegetation, particularly in residential swales.

Policy 6C.1.7
Continue to restrict activities known to adversely affect the survival of endangered and threatened wild life, including mitigation measures for new development destroying native vegetative communities.

Street Tree Management

Objective 6C.2
To create street tree goals that will help mitigate urban environmental problems such as; poor air quality, increased temperature from urban heat island effects, and storm water runoff. One of the primary objectives is to create a street tree master plan that builds on the street tree inventory and street tree management plan.

Policy 6C.2.1
Plant street trees in high traffic areas to clean air by absorbing gaseous pollutants.

Policy 6C.2.2
Properly maintain public trees so that they can increase real estate values.

Policy 6C.2.3
Plant trees in strategic areas in the City using a CPTED approach that would create in a perceived calming effect that would aid in crime prevention.

Policy 6C.2.4
Plant street trees in strategic locations throughout the City that would increase community attractiveness for tourism, residents, and businesses.
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Policy 6C.2.5
Maintain street tree inventories in the City and provide annual reports.

Policy 6C.2.6
Assess possible planting site locations on public and private land.

Policy 6C.2.7
Create workshops in each district with public residents and elected officials to address stakeholder needs and provide tree planting goals for each community.

Policy 6C.2.8
Identify and prioritize planting sites community-wide

Policy 6C.2.9
Assess tree species diversity needs in areas around the City.

Policy 6C.2.10
Recommend understory trees for Utility corridors.

Policy 6C.2.11
Promote tree benefits and tree care tips (community website, newsletter, water bill insert)

Policy 6C.2.12
Develop tree planting campaigns in the City.

Policy 6C.2.13
Inventory street trees and canopy every 5 years and update all data fields.

Policy 6C.2.14
Update street tree management plan every 5 years to reflect current combined information.

Policy 6C.2.15
All funds donated to the City's tree mitigation fund must be used towards purchasing native trees.

Policy 6C.2.16
Protect and preserve specimen trees in public areas.

Policy 6C.2.17
Protect and conserve those areas known to contain plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Service. Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by the Florida Department of Agriculture;
2. Specimen trees as recognized by the Florida Department of Agriculture;
3. Plant species listed by the FWS as threatened or endangered; and
4. Plant species listed by the Florida Department of Agriculture and Consumer Services as threatened or endangered

Policy 6C.2.18
The City shall promote the beautification of streets, rights-of-ways, and public open spaces and facilities within the City through grant applications or other funding sources.

Policy 6C.2.19
The City shall encourage and educate the public in the planting and maintenance of trees. The City shall coordinate with and support the efforts of Miami Dade County Green Print, Tree City USA, Keep America Beautiful and other similar organizations.

Policy 6C.2.20
The City may use impact fees or other City funds for the advanced purchase of trees for parks, open space, and multipurpose trails, so that when the City is ready to plant them, they are more mature. The City should give preference to nurseries in the City; so as to encourage and promote active agriculture in the City of North Miami.

Policy 6C.2.21
The City should develop specific decorative tree standards including a list of designated trees based on this Element, prepared with the input of the City Council Commissioners.

Policy 6C.2.22
The City shall promote the beautification of streets, rights-of-ways, and public open spaces and facilities within the City through grant applications or other funding sources.

Policy 6C.2.23
Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored

Policy 6C.2.24
Trees susceptible to damage by sustained tropical storm force winds (39 knots) shall be removed from the rights-of-way of evacuation routes and replaced with suitable, preferably native, species. To strengthen trees planted along roadways and reduce future breakage and blowdowns, the County shall implement an ongoing tree maintenance program of regular trimming and fertilizing and encourage property owners with trees adjacent along right-of-ways to adopt similar tree maintenance programs.

Policy 6C.2.25
Install trees in strategic locations to conserve energy by shading buildings from the sun and by serving as wind breaks that slow the loss of heat from buildings.

Policy 6C.2.26
Plant specific species of trees and other greenery to help reduce the need for expensive infrastructure systems to manage storm water.

Policy 6C.2.27
Increase tree canopy at public owned properties to promote a more productive, happier, and healthier environment.

Policy 6C.2.28
Increase tree canopy in high traffic that area adjacent to residential properties to create noise buffers.

Policy 6C.2.29
Promote trees and other landscaping that provide shelter, food and nesting areas for birds, insects and small animals.

GOAL 6D
Implement programs and activities to protect and conserve the City's wildlife and marine habitat.

Protect Natural Resources

Objective 6D.1
Continue to protect the City's natural soils, native vegetative communities, fisheries, and marine and wildlife habitats.

Monitoring and Evaluation:
- Maintain an updated contact list of agencies responsible for protection of natural resources.
- Attend meetings with SFRPC regarding the Strategic Regional Policy Plan and educate staff on implementing Policy 6D.1.7.
- Monitor all developer agreements to assure preservation of natural resources and

protection of habitats.

Policy 6D.1.1
Work with adjacent local governments to identify and protect, through the planning, permitting and zoning processes, any unique vegetative communities that cross municipal boundaries.

Policy 6D.1.2
Continue coordinating closely with Miami-Dade County DERM and other appropriate environmental agencies on issues such as the identification and designation of environmentally-sensitive lands.

Policy 6D.1.3
Continue the City's current permitting process that requires obtaining the approval of other outside agencies prior to commencement of construction in areas of environmental concerns, or in connection with uses which involve handling and disposal of toxic or hazardous wastes.

Policy 6D.1.4
Collaborate with state and county agencies on programs to increase citizen awareness of the availability and environmental sensitivity of the natural resources located within the parks and preserves, and throughout the City.

Policy 6D.1.5
As needed, continue upgrading the telemetric monitoring system that will give warning of a possible sanitary sewage overflow occurrence which would either pollute the ground or enter a waterway.

Policy 6D.1.6
The City shall ensure that any activities, of which it is aware, that may adversely affect the survival of endangered and threatened wildlife will be brought to the attention of the appropriate agencies.

Policy 6D.1.7
Continue to coordinate with the SFRPC regarding the Strategic Regional Policy Plan (Policy 16.4) to enhance and preserve commercial and sports fisheries through monitoring, research, best management practices for fish harvesting, education, and protection of nursery habitat.

GOAL 6E

The City shall coordinate with DERM and adhere to conservation policies in the South Florida Regional Planning Council's Strategic Regional Policy Plan to achieve natural resource conservation and protection

Environmental Contaminants

Objective 6E.1

Continue to coordinate with the SFRPC regarding the Strategic Regional Policy Plan (Policy 3.7) to reduce exposure to environmental contaminants and hazards in the Region's ground, air, and water.

Monitoring and Evaluation:

- Attend meetings with SFRPC regarding the Strategic Regional Policy Plan and educate staff on implementing Policy 6E.1.1 and 6E.1.2. Produce status reports of work done to meet requirements of the plan and present to City Council and SFRPC.

Policy 6E.1.1

Continue to coordinate with the SFRPC regarding the Strategic Regional Policy Plan (Policy 14.2) to improve the quality and connectedness of Natural Resources of Regional Significance by eliminating inappropriate uses of land, improving land use designations, and utilizing land acquisition where necessary.

Policy 6E.1.2

Continue to coordinate with the SFRPC regarding the Strategic Regional Policy Plan (Policy 14.6) to include adequate buffer zones between development and Natural Resources of Regional Significance. The buffer zones shall provide complementary natural habitat values and functions so that the natural system values of the site are not negatively impacted by adjacent uses

Objective and policy requirements not applicable to City of North Miami Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Conservation Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City to be inapplicable:
9J5.013 (2) (c) 2 Conservation, appropriate use and protection of areas suitable for extraction of minerals.

GOAL 6F

Implement Programs and Activities to protect the Natural Environment and Conserve Energy.

Objective 6F.1

Continue to promote greater accountability and smart growth initiatives to encourage environmental designs and energy conservation in the design of buildings.

Monitoring and Evaluation:

- By ~~2008~~September 2016, amend the Land Development Regulations to require "green"

initiatives consistent with the United States Green Building Council's LEED Green Building Rating System as amended.

- Maintain and update list of developments that utilize environmental designs or conserve energy.

Policy 6F.1.1
Support and educate the public on the Low Income Home Energy Assistance Program (LIHEAP) and the Weatherization Assistance Program as a means towards greater energy conservation.

Policy 6F.1.2
Develop community based lighting design guidelines that promote energy efficiency and safety while reducing light pollution or light trespass on adjacent properties and glare.

Policy 6F.1.3
Integrate community energy efficiency goals in the "smart growth" plan review and planning process for municipal services and infrastructure, such as water and sewage treatment and street lighting, public buildings and facilities, and commercial, residential, and industrial uses.

Policy 6F.1.4
~~By July 2009 the~~ The City ~~will include~~ shall ensure energy efficiency in all affordable housing guidelines.

Policy 6F.1.5
Review and practice environmental safety design techniques for Crime Prevention Through Environmental Design (CPTED) and adopt defensible space design approaches.

EAR-Based
Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Parks and Recreation Element

7. Parks and Recreation Element

GOAL 7

Provide a high quality and diverse system of public parks and recreation sites that meet the needs of existing and future residents and businesses of the City of North Miami.

City Park Level of Service

Objective 7.1

Ensure that parks, recreation and open space facilities are available to City residents such that a level of service standard of 2.75 acres per 1,000 people is maintained.–

Monitoring and Evaluation:

- Land area for parks, recreation, and open space facilities (excluding State park land).
- Evaluate expanded recreation opportunities and programs for people that are disabled.

Policy 7.1.1

Closely monitor the parks, recreation, and open space system located within City limits such that the established LOS standard is not lowered.

Objective 7.2

Ensure that a variety of parks, recreation, and open space facilities are available to City residents.

Monitoring and Evaluation:

- The City shall maintain at least one community park, segments of urban trails, and multiple neighborhood parks, tot lots, passive green spaces, sports parks, and special use parks.

Policy 7.2.1

The North Miami Parks, Recreation, and Open Space Master Plan may be used as a guide in the provision of future parks and open spaces.

Park Service Radii

Objective 7.3

The City shall ~~endeavor to~~ provide a one half mile park or open space service radii for all residents by 2025.

Monitoring and Evaluation:

- Percentage of residents living within one half mile of park or open space.

Policy 7.3.1
The City shall identify and give priority to areas of the City lying outside a one half mile park service radius for future consideration of new park development or expansion of existing parks and open space.

Parks, Recreation, and Open Space Master Plan

Objective 7.4
The City will use the Parks, Recreation, and Open Space Master Plan as a guide in determining priorities for the development of new parks, improvements to existing parks, and methods to increase park accessibility for residents and visitors.

Monitoring and Evaluation:
- Consistency of Capital Program with Parks, Recreation, and Open Space Master Plan recommendations.

Policy 7.4.1
The City shall develop park and open space improvements as prescribed in the Parks, Recreation, and Open Space Master Plan.

Policy 7.4.2
The City shall by 2025 develop greenways along collector streets throughout the City for pedestrian and bicycle access in accordance with the recommended bicycle network map contained in the City's Transportation Master Plan.

Policy 7.4.3
The City shall work with the Community Redevelopment Agency to construct a Central Town Square to enhance recreational opportunities in the Central Business District.

Policy 7.4.4
The City shall work with the Community Redevelopment Agency to construct a Waterfront Park to enhance recreational opportunities.

Policy 7.4.5
The City shall coordinate with Miami-Dade County to incorporate the County Blueway Plan into existing and future park development to encourage waterfront access and to address the creation of a gateway park along Biscayne Canal for recreation.

Policy 7.4.6
The City and the CRA shall ~~develop Olympic Training Center by 2010~~ examine sites for athletic venues, particularly Olympic training facilities, or an urban recreation complex that includes a large gymnasium, indoor basketball and racquetball courts, swimming pools, exercise and weight training rooms, conference rooms and locker rooms as part of a community redevelopment component of the Central Business Commercial District.

Objective 7.5

Ensure that adequate open space and landscaping is provided in connection with new development and redevelopment in accordance with the City's Land Development Regulations (LDR).

Monitoring and Evaluation:

- Adequacy of new park sites acquired by the City or contributed through development or redevelopment to serve additional demand from development and redevelopment.
- Percent of new development and redevelopment in compliance with on-site recreation and open space requirements.

Policy 7.5.1
The City shall continue to enforce ~~the mandatory~~ open space provisions of the LDR to ensure existing private development maintains ~~the required~~ on-site open space allocations for the duration of said development, and that future private development will provide ~~the required~~ open space allocations and maintain same for the duration of said development.

Policy 7.5.2
The City shall amend the LDR to establish a park impact fee for new development and redevelopment by ~~December 2008~~ September 2016.

Policy 7.5.3
Acquire lands necessary to enhance the City park level of service that (1) achieve cost efficiency; (2) fulfill the spatial and functional needs of the intended uses; (3) enhance the City's appearance; and (4) establish highly visible focal points that reinforce a sense of community.

Park Accessibility

Objective 7.6

All public recreational facilities shall contain or be served by appropriate facilities that allow access thereto by automobile, by bicycle, by foot and, where applicable, by boat.

Monitoring and Evaluation:

- Availability of parking spaces (including handicap) and bike racks at existing and future parks.
- Completion of transportation system upgrades contained in the City's Transportation Master Plan.

Policy 7.6.1
Future parks and recreation facilities shall be constructed with adequate parking for automobiles and bicycles, and adequate access for disabled persons.

Policy 7.6.2
Upon completion of park renovations, all public and private parks and recreation facilities shall be provided with bicycle and pedestrian entrances.

Policy 7.6.3
~~A~~ The City shall ensure that a schedule for providing parking spaces and bicycle racks at recreation sites shall be adopted in the Parks, Recreation, and Open Space Master Plan ~~by December 2008~~ and monitored and evaluated for necessary programming in the future.

Policy 7.6.4
Public parks and facilities shall be designed and constructed with entrances that are compatible with the character and quality of onsite natural resources while removing barriers limiting access to the physically disabled persons.

Policy 7.6.5
Assure that public and private facilities including recreation improvements are designed in a manner that incorporates facilities accessible to the disabled persons and the elderly consistent with the Americans with Disabilities Act (ADA).

Policy 7.6.6
All future bicycle facilities shall be built in accordance with the Florida Department Transportation's Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways (May ~~2005~~ 2011 Edition), which establishes a minimum standard for single use and shared use bike paths.

Park Coordination with Other Agencies

Objective 7.7
During the City's annual review of recreation site and facility needs, the City shall coordinate planning for recreation and open space improvements with important stakeholders such as, Miami-Dade County, Miami-Dade County School Board, adjacent municipalities, major civic groups, the Chamber of Commerce, and the private sector in order to promote recreational and educational opportunities in a cost-effective manner.

Monitoring and Evaluation:

- Number of meetings between the City and non-City entities that provide recreational and civic facilities and programs, with the objective of expanding opportunities of mutual benefit.
- Number of recreation and open space related grant applications developed on an annual basis.
- Number of parks and recreational facilities that are constructed and/or redeveloped.

Policy 7.7.1
Utilize Joint Use Master Lease Agreements with the Miami-Dade County School Board to maximize joint use of school sites for both school and recreational activities in the future.

Policy 7.7.2
Ensure that the advantages of all appropriate local and non-local sources of financial and technical assistance are sought and received. Continually monitor and aggressively pursue local, state, and federal grants to ensure the attainment of recreation objectives in a cost-effective and fiscally equitable manner.

Policy 7.7.3
Coordinate City park planning and natural area or open space acquisition and management with other public agencies at the regional, County, State and Federal levels of government as well as non-profit agencies.

Policy 7.7.4
Coordinate City and Miami-Dade County greenways plans to maximize connectivity between City and County greenway facilities and between residential areas and parks.

Library Level of Service

Objective 7.8
The City shall provide library services at the Essential quality level, as defined by the Florida Library Association.

Monitoring and Evaluation:
- Quality level maintained by the City library.
- Implementation of a library impact fee ~~by July 2009~~.

Policy 7.8.1
The City shall follow the Florida Library Association's Standards and Guidelines for Florida Public Library Services in order to maintain an Essential quality level.

Policy 7.8.2
The City shall amend the LDR to require a library impact fee.

Policy 7.8.3
~~Consistent with the terms outlined in the Munisport agreement, the City shall complete the expansion of the existing Library facility by 2009.~~ The City shall enhance historic preservation efforts that solidifies the City's past and leaves a legacy for future generations.

EAR-Based
Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Intergovernmental Coordination Element

8. Intergovernmental Coordination Element

GOAL 8

Take necessary actions to establish and maintain intergovernmental relationships designed to improve communication and coordination with public and private entities involved in development activities, resource conservation, transportation, and infrastructure, and growth management.

Continue and Improve Coordination

Objective 8.1

The City shall continue and improve upon coordination activities with Federal, State, Regional and County agencies possessing planning and regulatory authority, which affect the City's land use, transportation system, utilities, educational facilities, financial affairs, environmental issues, and other applicable areas.

Monitoring and Evaluation:

- Maintain a list of coordination mechanisms and interlocal agreements with other units of local government providing services to the City, but not having regulatory authority over the use of land and with the Plans of adjacent municipalities, the County and adjacent counties.

Policy 8.1.1

The City shall ensure that an active and effective program of monitoring and communication is maintained with area communities, Federal, State, regional, County and other local governments and agencies.

Policy 8.1.2

The City shall participate in Federal, State, regional and area workshops, meetings and public hearings relating to topics affecting North Miami and its environs.

Policy 8.1.3

In an effort to further intergovernmental coordination, the City shall continue to participate in coordination with appropriate agencies and provide effective coordination through interlocal agreements, joint planning and service agreements, special legislation and joint meetings or work groups.

Policy 8.1.4

Special coordination emphasis shall be placed on maintaining effective lines of communication with County, regional and State agencies charged with setting levels of service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities located in and around North Miami.

Policy 8.1.5

The City's 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, applicable regional water supply plan(s), and applicable~~, and the Comprehensive Plans of adjacent local governments, applicable regional water supply plan, and applicable campus master plans pursuant to F.S. 1013.30.

Policy 8.1.6

North Miami shall continue to coordinate with the Miami-Dade County School Board to implement the Interlocal Agreement for Public School Facility Planning in Miami-Dade County between the City and the School Board. The agreement addresses the following issues:

1. Joint meetings on a semi-annual basis between the City and the School Board to discuss issues and formulate recommendations regarding public education in the School District;
2. Student enrollment and population projections;
3. Coordination and sharing of information;
4. Periodic review of the Educational Facilities Impact Fee Ordinance to ensure that the full eligible capital costs associated with the development of public school capacity are identified when updating the impact fee structure;
5. Annual reporting by the City to the School Board of growth and development trends in the City;
6. Traffic circulation in and around school sites;
7. Supporting infrastructure;
8. Public education facilities site plan review;
9. Local Planning Agency, Comprehensive Plan amendments, rezonings, and development approvals;
10. Co-location and shared use;
11. Dispute resolution;
12. Oversight process; and
13. School site selection, significant renovations, and potential school closures.

Policy 8.1.7

The City should pursue resolution of development and growth management issues with impacts transcending the City's political jurisdiction including issues of Federal, regional and State significance with the appropriate agencies. Issues to be pursued include, but are not limited to, the following:

1. Impacts of development proposed in the Comprehensive Plan on Miami-Dade County, adjacent cities, the region, the state, and any other governmental entity.
2. Land development activities adjacent to the City's corporate limits within Miami-Dade County or nearby cities.
3. Regulatory framework and implementation of affordable housing programs.
4. City land development activities adjacent to the unincorporated area of the county, or nearby cities.
5. Potential annexation issues.

~~5.~~6. Area-wide drainage and stormwater management master plan, proposed

improvements, and implementing programs.

6.7. Managing level of service impacts of new development and tourism on major transportation linkages and critical intersections impacting the City and adjacent areas.

7.8. Level of service standards for transportation and infrastructure system impacting the City and adjacent areas.

8.9. Conservation of natural and historical resources.

10. Regional road and transit improvements that significantly alter or otherwise impact existing traffic circulation patterns and congestion in the City.

Policy 8.1.8

The City shall, when appropriate within a reasonable set of timeframes, utilize the conflict resolution procedures established by the South Florida Regional Planning Council (SFRPC), the dispute resolution process as established pursuant to F.S. 186.509, and/or Miami-Dade County conflict resolution forums to bring closure in a timely manner to intergovernmental disputes.

Policy 8.1.9

The City should utilize coordinating mechanisms to review, comment upon, and process the City's position on the plans and actions of adjacent local governments, Miami-Dade County, and other various public and private entities.

Policy 8.1.10

The City shall continue to provide utility services to governments with which the City has formed agreements and will continue to exchange information with surrounding governments regarding relative items that affect the standing of such service agreements.

Policy 8.1.11

The City should resolve annexation issues by utilizing the annexation portion of the Miami-Dade County Code. Where resolution of such issues go beyond the scope or cannot be resolved by the Miami-Dade County Code, the affected governments shall 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.

Policy 8.1.12

The City shall adopt new coordinating mechanisms to define the City's position on issues that cannot be resolved with existing mechanisms.

Improve Communication Efforts

Objective 8.2

To monitor the plans and activities of any adjacent or higher-level government or entity, to ensure that negative impacts are averted or mitigated, and beneficial projects promoted.

Monitoring and Evaluation:

- Annual updates to the consolidated contact list of designated representatives.

Policy 8.2.1
Within one year of adoption of the amended Comprehensive Plan, the City shall coordinate and annually revise a consolidated contact list of designated representatives of all surrounding governments and higher-level entities having jurisdictional control in the City. The City and said agencies will establish appropriate contacts within departments to receive and exchange information on projects which may impact the City and said agencies.

Coordinated Land Development Activities

Objective 8.3
The City should review plans and/or projects of adjacent local governments (including Miami-Dade County) or other relevant entities as they are made available. North Miami shall provide written comments, including recommended solutions, to those agencies and entities on any areas of concern to the City.

Monitoring and Evaluation:

- City participation in plan review of adjacent local governments when impacting the City.

Policy 8.3.1
North Miami shall identify City staff persons who will act as liaisons to adjacent local governments, Miami-Dade County, the Miami-Dade Expressway Authority (MDX), the SFRPC and other higher entities. These City staff persons shall be responsible for any written and/or verbal communications with these governments and entities to facilitate and expedite the plan or project review process.

Policy 8.3.2
Require that any plans for development and redevelopment within the City's coastal zone be reviewed and acted on by the entities having specific regulatory jurisdiction over said coastal zone.

Policy 8.3.3
Coordinate all transportation improvements proposed by new development and redevelopment with FDOT, MDX, ~~DCA~~ DEO, SFRPC, Miami-Dade County, and other state and– regional agencies concerned with assessing traffic impacts of proposed development.

Policy 8.3.4
Continue to cooperate with the US Census Bureau, the DCA and the Miami-Dade Property Appraiser's office, as requested by these agencies the City shall provide

appropriate development information, including but not limited to building permits.

Maintain Level of Service Standards

Objective 8.4

Continue to utilize existing coordination mechanisms between the City and State, regional, County and other appropriate agencies, to review and comment on proposed level of service standards for any public infrastructure that would impact the City's operation(s).

Monitoring and Evaluation:

- Annual review of level of service standards for public infrastructure impacting the City.

Policy 8.4.1

The City shall provide input and alternate solutions to state, regional, county and other appropriate agencies on the establishment of new proposed levels of service for public infrastructures under their jurisdiction, which could detrimentally affect City operations or City residents.

Policy 8.4.2

The City shall participate in any update to the Regional Water Supply Plan in conjunction with the SFWMD. The City shall incorporate the 16-Year Water Supply Facilities Work Plan Update into the Comprehensive Plan within 18-months of the effective date of the Regional Water Supply Plan. ~~the development of a Regional Water Supply Plan in conjunction with the SFWMD. The City shall also incorporate the ten year water supply plan into the Comprehensive Plan's Infrastructure Element and Capital Improvements Plan within one year of the effective date of the Regional Water Supply Plan.~~

Policy 8.4.3

The City and SFWMD shall develop a ten and twenty year adopted local water supply plan in accordance with State statute, which shall reflect policies and strategies of water use and alternative water supplies in the regional water supply plan. The City shall also meet with the SFWMD to continue to identify mutual concerns and long-term goals.

Policy 8.4.4

The City Manager or a designee shall prepare and review the annual level of service monitoring report in the adopted concurrency management system. The purpose of this report is to provide the affected entities with information in order to evaluate and coordinate level of service standards.

Policy 8.4.5

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 8.4.6
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 by the Capital Improvements Element of this Plan.

Policy 8.4.7
North Miami shall coordinate with Federal, State, and County authorities to ensure the City receives its fair share of revenue sharing allocations, and facilities and services improvements.

Policy 8.4.8
The City should actively pursue public and private grant opportunities that will enhance City services and facilities.

Policy 8.4.9
The City shall seek mutual aid agreements with all neighboring cities, Miami-Dade County, and state, federal and other local agencies to ensure that level of service is consistent and to allow for agencies to makde requests for personnel and/or equipment to assist in operational goals.

Coordination with Transportation Authorities

Objective 8.5
North Miami shall coordinate with government agencies that provide transportation facilities and services to ensure the City receives its fair share of funding and improvements.

Monitoring and Evaluation:
- City participation in regional transportation planning activities.

Policy 8.5.1
The City shall work with FDOT, Miami-Dade County MPO, and Miami-Dade County (including Miami-Dade County Transit), to promote multi-modal transportation plans and programs to adequately provide future capacity for the City.

Policy 8.5.2
North Miami should participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District VI of the FDOT.

Policy 8.5.3
The City shall support Miami-Dade County in efforts to improve existing transit systems, including expanded routes and increased frequency of service.

Policy 8.5.4
The City shall use its The City shall use its position as a voting member on the Miami-Dade Metropolitan Planning Organization (MPO) Governing Board to advocate for the City's transportation initiatives to encourage the implementation of transportation projects within the City of North Miami.

Communicate North Miami's Plans

Objective 8.6
Ensure that the impact of North Miami's plans and programs in the Comprehensive Plan are fully communicated and considered through coordination mechanisms with adjacent communities, Miami-Dade County, the region and the State.

Monitoring and Evaluation:
- Maintenance of regular communication channels with affected governmental agencies, communities and private landowners.

Policy 8.6.1
The review of proposed development and redevelopment within the City of North Miami shall include findings, where appropriate, indicating any significant impacts on adjacent communities.

Policy 8.6.2
The City of North Miami's City Manager or his designee shall be the designated liaison to disseminate information on proposed growth management amendments by the City, which affect any of the entities associated with the City.

Policy 8.6.3
The City shall identify, develop and pursue areas where intergovernmental land use planning and level of service agreements are needed between respective governments or private entities.

Policy 8.6.4
Any intergovernmental planning agreements shall include provisions for review and comment on the City of North Miami's land use plans along jurisdictional lines, facility planning for water, sewer, roads, and any other public facilities that may have an impact on other entities or cause inconsistencies between comprehensive plans.

Policy 8.6.5
North Miami will continue to participate in cooperative planning programs with other governmental entities and coordinate planning activities mandated by various Elements of the City's Comprehensive Plan with other affected communities.

Policy 8.6.6
The City shall maintain an up-to-date hurricane evacuation plan and meet the required 24-hour hurricane evacuation time or other applicable state standard for hurricane

evacuation.

Policy 8.6.7

The City shall coordinate all disaster preparedness programs with the Miami-Dade County Office of Emergency Management (OEM) to ensure consistency with the County's Comprehensive Emergency Management Plan and the Miami-Dade Local Mitigation Strategy (LMS).

Policy 8.6.8

Within one year of the effective date of the Comprehensive Plan, the City shall adopt the Miami-Dade County Local Mitigation Strategy for hazard mitigation. Within two years of the effective date of the Comprehensive Plan, the City shall evaluate and adopt a Post Disaster Redevelopment Plan to increase public safety and reduce damages and public expenditures.

Policy 8.6.9

The City of North Miami Public Works Department Water and Sewer Utilities shall continue to hold annual workshops with other governmental jurisdictions located within the North Miami water service area, Miami-Dade County Water and Sewer Department, Miami-Dade County 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. Additionally, the City will adopt communication protocols to communicate and/or prepare an appropriate action plan to address any relevant issue(s) associated with water supply, conservation or reuse or LOS.

Policy 8.6.10

Appropriate mechanisms will be developed and adopted with the Villages of Miami Shores and Biscayne Park, the South Florida Water Management District, and Miami-Dade County to assure that adequate water supplies are available to all water users. Prior to approval of a building permit or its functional equivalent, the City, County and Villages shall consult with City of North Miami Public Works Department - Water and Sewer Utilities to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy. Furthermore, the City will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.

EAR-Based Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Economic Element

9. Economic Element

THE ECONOMIC ELEMENT IS AN OPTIONAL ELEMENT WHICH IS NOT REQUIRED BY F.A.C. 9J-5.

The Economic Development Element provides policy to improve the economic viability of North Miami through provision of balanced employment and housing opportunities, attraction and retention of businesses, and promotion of fiscal strength and stability in the community.

GOAL 9

The City of North Miami shall strive to create an economic environment that will enhance the economic prosperity of local businesses and attract new business while improving the quality of life for all of its citizens.

Objective 9.1

By December 2016, the City shall develop an Economic Development Action Plan that will be periodically updated to attract new businesses and retain existing businesses. Based on ongoing research by the City, the Economic Development Action Plan will include but not be limited to:

- Monitoring retail and meeting demand and trends.
- Identifying of older commercial retail strip centers and brownfield properties and promote recycling of said properties.
- Strategies to retain, as well as encourage the expansion of existing businesses with higher skilled employment and wages.
- Strategies to attract industrial and high-technology businesses with higher skilled employment and wages.
- Aesthetic improvements to enhance the attractiveness and design of the City's Neighborhood Redevelopment Overlay (especially the Downtown and CRA) and all major corridors of the City.
- Encouragement of professional office development in key locations, possibly integrated with the TOD Master Plan for the FEC station on NE 125th Street.
- Solutions to address circulation issues that facilitate better transportation opportunities for residents and visitors in North Miami.
- Strategies that focus on new components of the City's tourism industry including interaction with festivals, tours, arts and culture, etc.
- Strategies to invest in tourism venues, such as MOCA.
- Strategies for lodging in current and projected (125th and FEC) activity centers that interact well with office, light industrial, commercial and tourism markets and enhances fiscal viability.
- Focuses on the interface between surrounding growth areas.
- Enhancing existing cultural amenities.
- Maintains an efficient line of communication with the larger public to support inclusiveness and transparency.

Market North Miami

Objective 9.~~1~~ 2

Increase the City's presence in the region by ~~identifying and~~ promoting its own unique image ~~and identity.~~ and strive towards making the City a recognizable tourist destination offering a range of attractions.

Monitoring and Evaluation:

- ~~Creation of a new City logo by September 2008.~~
- ~~Start~~ Start marketing ~~program by January 2009 that will expand~~ North Miami's presence in the South Florida business community.
- ~~Identify and prioritize areas that require new signage. Prepare a design for the signage and start initiating the requirements by December 2008.~~
- Annually identify the number of partnerships established between the City and other public or private sector agencies throughout the region, and evaluate any joint ventures undertaken.

~~Policy 9.1.1~~

~~Create a unique and attractive logo by September 2008 for all City communication and marketing materials.~~

Policy ~~9.1.2~~ 9.2.1

The City shall support the Community Redevelopment Agency's (CRA) "Get to NoMi" program which will expand North Miami's presence in the South Florida business community in partnership with local businesses, chambers of commerce, and other interested parties.

~~Policy 9.1.3~~

~~Install appropriate and attractive signage and wayfinding for the Central Business District, City offices and facilities, Arts District, universities, and other areas of economic importance.~~

Policy ~~9.1.4~~ 9.2.2

Take advantage of ethnic diversity in the City by promoting it as a theme and publicize community fairs and festivals to showcase the vibrancy of the City.

Policy ~~9.1.5~~ 9.2.3

Promote public and private sector partnerships to fortify the pro-business image of the City.

Policy ~~9.1.6~~ 9.2.4

The City and /CRA should market its environmental sensitivity and green redevelopment strategies.

Policy 9.2.5

The City should monitor economic conditions in North Miami in comparison to other locations in Florida and throughout the nation to determine relative advantages.

Policy 9.2.6
The City shall encourage cultural arts and amenities with the development of cultural facilities that enhance the City's image, reputation and the local quality of life.

Policy 9.2.7
The City shall support tourism venues, including commercial recreation, convention, resort, and culturally diversify Caribbean influenced activities that spotlight the desirability of North Miami.

Policy 9.2.8
The City shall conduct a market analysis by July 2016 that clearly identifies its strengths and outlines its target areas.

Policy 9.2.9
The City shall apply for and seek copyright protection of the City of North Miami logo.

Policy 9.2.10
The City shall prepare a new Strategic Economic Development Program that provides for marketing strategies for the next 5-10 years.

Retain and Expand Existing Businesses

Objective ~~9.2~~ 9.3
Retain and expand existing businesses ~~by developing incentive and assistance programs.~~ and industry that complements North Miami's character, utilizes the local workforce, and takes advantage of North Miami's location in the South Florida Region.

Monitoring and Evaluation:

- Annually evaluate number of commercial façade grants made. Set financial goals ~~for 2009~~ and create an action plan to achieve the target goals.
- ~~By March 2009 evaluate~~ Evaluate through surveys/ ~~meetings~~public meetings to help determine reasons why businesses relocate out of North Miami. Prepare policies to decrease that trend and present to the City Council and Chamber of Commerce for adoption.

Policy 9.~~2~~3.1
Prepare and adopt policies to provide assistance and incentives for existing business owners to continue operating in North Miami.

Policy 9.~~2~~3.2
Continue commercial façade program to improve aesthetics of existing businesses.

Policy 9.~~2~~3.3
Establish partnership with other agencies such as Miami-Dade County and the South

Florida Regional Planning Council to access resources that could benefit local businesses.

Policy 9.~~2~~3.4
Provide assistance for relocation of businesses when they must move due to rehabilitation, demolition, or acquisition by the Community Redevelopment Agency.

Policy 9.~~2~~3.5
~~By January 2009 the~~The City will collaborate with the CRA to develop a "one stop shop" resource portal via the internet that identifies local, State and Federal funding sources that may provide grant assistance to existing businesses.

Policy 9.3.6
Encourage the growth and expansion of industry by providing high quality municipal services, facilities, and economic development assistance.

Policy 9.3.7
Encourage an environmentally-friendly business atmosphere that maintains local regulations that are favorable to targeted industries identified by North Miami.

Policy 9.3.8
Encourage the establishment of federal and state agency offices, corporate headquarters facilities, and white-collar employers in North Miami to expand local employment opportunities.

Policy 9.3.9
Develop and maintain strategic partnerships with all economic development organizations and all other organizations that encourage the establishment of high-paying jobs in the area.

Recruit New Businesses and Industries

Objective 9.~~3~~ 4
Recruit new businesses and industries that will provide services needed by the community or pay better wages and in general augment the quality of life in North Miami.

Monitoring and Evaluation:

- ~~By December 2008 identify~~ Identify~~the~~ target industries pursuant to efforts directed in Policy 9.3.1. ~~By July 2009 prepare~~ Prepare a marketing strategy and identify a funding source within the City's General Fund budget by January 2016. Implement the marketing program depending on the available funding.
- Recruit at least five new businesses (net) and fifty new employees (net) annually
- Develop methodology for determining quality of life by ~~August 2009~~ September 2017.

Annually evaluate number of new licenses and business permits issued to measure the success of incentives/assistance programs.

Policy 9.~~3~~4.1
Partner with the Community Redevelopment Agency, North Miami Chamber of Commerce, Miami-Dade Chamber of Commerce, the South Florida Regional Planning Council, the Beacon Council and other interested parties in efforts to identify targeted industries that will provide a range of employment opportunities.

Policy 9.~~3~~4.2
The City/CRA should seek to develop a comprehensive effort in branding and advertising promotional activities and other marketing techniques to attract target businesses to the City.

Policy 9.~~3~~4.3
Research quality of life indicators such as, but not limited to air quality, travel time to work, and living conditions and compare quality of life annually.

Policy 9.~~3~~4.4
The market study should evaluate whether the height limits within the City are appropriate for the recommended target businesses.

Policy 9.4.5
The City shall establish innovation zones in areas such as NW 7th Avenue with incentives geared towards attracting green businesses, information technology, science and research.

Integrate with Future Land Use Element

Objective 9.~~4~~ 5
Identify future land use needs and allocate adequate residential, commercial, and industrial acreage that may be needed to support future development.

Monitoring and Evaluation:

- Install~~ation~~, monitor and evaluate ~~of a~~ the Geographic Information System that can provide parcel level information for land use analysis by December 2016. ~~by December 2009~~.
- Prepare a report of land use analysis with regards to the economic development and present to the Chamber of Commerce and the City Council annually.

Policy 9.~~4~~5.1
Cooperate with organizations representing the target industries to determine the future economic and land use needs of those industries on an annual basis.

Policy 9.~~4~~5.2
~~Introduce~~ The City ensures employment generating uses along major transportation ~~corridors. Ensure that employment generating land uses are compatible~~ corridors compatibility with neighborhood character. ~~through revisions in development regulations and permit review requirements~~

~~Policy 9.4.3~~
~~Develop a parcel level Geographic Information System which can be used to analyze land for its potential to accommodate future uses.~~

~~Policy 9.4.4~~
~~Where appropriate, encourage parcel aggregation and allow abandonment of right-of-way to encourage redevelopment within the Central Business District.~~ ~~Policy 9.4.5~~
~~The data from the needs assessment and objective market analysis detailed in the Community Redevelopment Agency Phase I plan should be used to develop land use strategies that will help to strengthen the City's economic base.~~

Policy ~~9.4.6~~ 9.5.3
~~Create~~ The City will encourage land use designations and zoning regulations that encourage the retention, attraction and expansion of business and industry.

~~Policy 9.4.7~~
~~The City should make the development review process easier to understand by creating a user-friendly information manual and flow chart for the different types of development review and permit processes.~~

Policy ~~9.4.8~~ 9.5.4
The City and /CRA ~~should~~ shall adopt an industrial policy and facilitate the preparation and implementation of a development plan for the City's industrial areas.

Policy 9.5.5
The City CRA shall address the creation of a new cultural arts civic complex within the mega-block to accommodate a mixture of uses to include a new City administrative office building to replae the trailers, the expansion of MOCA, retail uses, structured parking, as well as an active park.

Ensure Necessary Infrastructure to Facilitate Economic Development

Objective 9.~~5~~ 6
The City/CRA should strive to maintain a high quality system of public infrastructure including transportation, parks, water and sewer, and other services to encourage planned economic development

Monitoring and Evaluation:

- Complete feasibility study for providing wireless internet services Citywide by ~~December 2008~~ September 2017.
- Complete feasibility study for providing a fiber optic network Citywide by ~~July 2009~~ September 2018.
- Adopt capital improvement program on a yearly basis to ensure adequate infrastructure.

Policy 9.~~5~~6.1

~~Assure~~ The City ensures that the Transportation Element, the Transportation Master Plan, and the Capital Improvement Program harmoniously focus and address the transportation needs of the existing and future business community, specifically, providing adequate parking and access to employment providers.

Policy 9.~~5~~6.2
The City shall promote federal commuter tax incentives that are available to local employers who provide public transit assistance to employees through services such as Van pools, Ride share, free Bus Passes or free Tri-rail Passes. Federal law allows employers to deduct the cost of providing transit assistance as a business expense. The City should primarily market these tax incentives to employers within the City's RAC and TOD areas.

Policy 9.~~5~~6.3
The City~~/~~ and CRA ~~should~~ shall identify infrastructure improvements needed to support existing and new businesses and incorporate infrastructure priorities into the city's capital planning process.

Policy 9.~~5~~6.4
~~By 2009 have in place a~~ The City shall conduct a contingency plan to address telecommunication service failures during post-storm periods by September 2019~~.~~

Policy 9.~~5~~6.5
Conduct feasibility study for providing a fiber optic network and wireless internet services Citywide.

Policy 9.~~5~~6.6
Provide for a range of housing options for existing and future residents.

Policy 9.~~5~~6.7
Encourage adequate child care and adult care facilities to support the young population comprising the workforce.

Workforce Training

Objective 9.~~6~~ 7
Ensure basic and advanced educational opportunities for residents and business owners which will develop and maintain a high quality work force in North Miami.

Monitoring and Evaluation:

- Annually evaluate the number of adult education and language courses offered and enrollment within the City.
- Annually evaluate the number of facilities offering adult education and number of

rooms dedicated for adult instruction. If feasible add more rooms or move classes to larger rooms depending on student registration levels.

- Support economic development goals through a range of education and training activities that support targeted industries.
- Annually evaluate number of store front classes being offered and their attendance. Formulate policies to increase outreach to local residents.
- Economic and business development/education workforce incubator program to bring forward programs that develop relationships between numerous higher-learning institutions in the City and its business/corporate community.

Policy 9.~~6~~7.1
Coordinate with Miami-Dade Public School Board to ensure accessibility of adult education and English language courses for non-native speakers throughout the City.

Policy 9.~~6~~7.2
Provide to the extent possible classroom space in City facilities for adult education and language courses.

Policy 9.~~6~~7.3
Encourage local colleges and universities to offer adult education classes in storefront universities.

Policy 9.~~6~~7.4
Encourage local colleges and universities and City facilities to offer courses that train residents in skills required ~~by the target~~by target industries~~. mentioned in Policy 9.3.1.~~

Policy 9.~~6~~7.5
Promote education of unemployed/underpaid workforce with skills that may be useful for ~~the~~ target industries ~~mentioned in Policy 9.3.1~~.

Policy 9.~~6~~7.6
Conduct Business Continuity and Disaster Recovery Planning training program for local businesses to mitigate negative impacts from storms and other disasters.

Policy 9.~~6~~7.7
The City shall encourage the development and training of young professionals by providing internship opportunities within City government and through partnerships with the Chamber of Commerce to contribute to the development and progress of North Miami's youth

Policy 9.~~6~~7.8
The City~~/~~ and CRA will seek to participate in and coordinate its programs with local organization's activities that facilitate the interaction between citizens and businesses, designed to enhance the sense of community and promote the cooperation between residents and businesses.

Policy 9.7.9
The City shall establish a proactive, continuing dialogue with educational institutions, including school districts, community colleges and universities on the phasing of development, service standards, and the needs of the workforce.

Policy 9.7.10
Identify large area for redevelopment in the downtown area and promote the development of a comprehensive higher education center in partnership with private, community and state colleges or universities.

Redevelopment and Revitalization

Objective 9.8
Encourage redevelopment and revitalization to the maximum extent feasible "Smart Growth" principles and energy efficient development which also account for existing and future electrical power generation and transmission system in an effort to discourage urban sprawl and reduce greenhouse gasses.

Policy 9.8.1
The City shall continue its current practice of recognizing the interaction with mixed use developments and the resulting internal satisfaction of trips when analyzing the traffic impact of proposed mixed use developments which promote revitalization and redevelopment. Mixed use developments are characterized by three (3) or more significant, mutually supporting, land uses with significant physical and functional integration of project components, including uninterrupted pedestrian connections, and that is developed in conformance with a coherent plan.

Policy 9.8.2
Coordinate revitalization efforts in the downtown area with Miami-Dade and Broward Counties, and other adjacent or significantly affected governmental agencies through the North Miami Economic Development Action Plan.

Policy 9.8.3
Aggressively pursue redevelopment and revitalization opportunities through enhancements in existing programs. Encourage the use of the Transit Oriented Development land use designation and associated land development codes such as a Smart Code to spur redevelopment.

Policy 9.8.4
Focus on viable redevelopment concepts for the commercial core reviewed by the public, the City and successful commercial developers, and the preparation of specific strategic implementation program for the selected alternative involving coordinated commitments from private developers and public agencies.

Policy 9.8.5
The City will revise its City's Land Development Regulations to help facilitate neighborhood stability and economic vitality, through flexibility in mixing of uses, site development criteria, transportation level of

service standards and other limiting factors.

Policy 9.8.6
The City will continue to make annual cost-efficient and prudent infrastructure upgrades in West North Miami addressing problem areas and enhancing neighborhoods and businesses, with projects such as repavement, curb and gutter drainage, sidewalks, landscaping and commercial façade upgrades.

Policy 9.8.7
Facilitate the development of vacant non-residential lots, less than or equal to two (2) acres in size and which are surrounded by developed parcels, by exempting such lots from the transportation concurrency requirements contained in the Land Development Regulation utilizing the deminimus impact rule or other means available. While ensuring consistency with the adopted North Miami Comprehensive Plan and Land Development Regulation, the City will also allow flexibility for the owners of applicable infill lots to build non-residential projects which are compatible with adjacent development and maximize property values to the extent possible.

Policy 9.8.8
Development within the City shall emphasize redevelopment and revitalization which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

Policy 9.8.9
The City will encourage and implement to the maximum extent feasible for those (re)development projects within the City use compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure cost and take advantage of recycled building materials.

Policy 9.8.10
The City shall promote economic development and employment opportunities by expediting reviews of commercial development applications, and providing flexibility, within the parameters of the Land Development Regulation, in the application of zoning and subdivision regulations in the redevelopment area and upgrading of existing commercial sites.

EAR-Based
Comprehensive Plan Amendments

Volume I: Goals, Objectives, and Policies
Capital Improvement Element

11. Capital Improvement Element

GOAL 11

Provide adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents within the City of North Miami, maximize the use and value of existing facilities, and effectively manage future growth consistent with the level of service (LOS) standards established in the Comprehensive Plan.

Fiscal Resources

Objective 11.1

Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.

Monitoring and Evaluation:

- Steady growth in funding sources available for capital improvements.
- Number of grants applied for and received.

Policy 11.1.1

Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable LOS standards prior to the issuance of building permits.

Policy 11.1.2

Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment financing, grants, and private funds.

Policy 11.1.3

Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

Policy 11.1.4

Aggressively seek all realistic grant opportunities to fund Capital Improvement Program projects.

Provision of Public Facilities

Objective 11.2

Provision of the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth consistent with the adopted LOS standards.

Monitoring and Evaluation:

- Annual update and implementation of the Five-Year Capital Improvement Program (CIP).
- Number of capital improvements constructed.

Policy 11.2.1
Prepare and adopt a Five-Year CIP as part of the City's annual budgeting process.

Policy 11.2.2
Coordinate planning for City improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), Miami-Dade County and adjacent municipalities when applicable.

Policy 11.2.3
Designate those projects identified in the other elements of the Comprehensive Plan, determined to be of relatively large scale ($25,000 or greater), as capital improvement projects for inclusion within the Capital Improvement Program (CIP) of this Element. All capital improvements in the Capital Improvement Element (CIE) will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

Policy 11.2.4
Implement the Five-Year CIP and update the CIP Schedule through an Annual Update and Inventory Report (AUIR).

Policy 11.2.5
Evaluate and rank the proposed capital improvement projects listed in the Five-Year CIP, prioritizing them according to the following guidelines:

1. Protection of public health, safety and welfare;
2. Fulfills the City's legal commitment to provide facilities and services;
3. Corrects existing deficiencies;
4. Maintains adopted LOS;
5. Provides for the most efficient and effective use of existing and/or future facilities;
6. Provides new capacity to accommodate future growth consistent with this Plan;
7. Prevents or reduces future improvement costs; and
8. Promotes cost-effective use of time and revenue.

Policy 11.2.6
Consider the following amendment guidelines if one or more of the funding source(s) identified in the Five-Year CIP is not available:

1. Adjust the schedule by removing projects, which have the lowest priority.
2. Delay projects until funding can be guaranteed.
3. Do not issue development orders that would continue to cause a deficiency on the public facility's adopted LOS standards.
4. Pursue alternative funding sources.

Policy 11.2.7
Use the City's Land Development Regulations to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

Policy 11.2.8
Coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

Policy 11.2.9
Repair, rehabilitate, and replace the City's capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

Policy 11.2.10
Assess new development a pro rata share of the public facility costs necessary to accommodate the impacts of new development without exceeding the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

Policy 11.2.11
Review and update the Capital Improvement Element on an annual basis in order to maintain a financially feasible Five-Year Capital Improvement Program.

Debt Management

Objective 11.3
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

Monitoring and Evaluation:

- Implement, monitor and evaluate a debt management program. ~~by December 2009.~~ Set goals for schedule and parameters for debt management program by January 2017.

Policy 11.3.1
Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the City's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

Policy 11.3.2
Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.

Policy 11.3.3

The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

Policy 11.3.4
Total debt service expenditures shall be no more than thirty percent of total revenue.

Policy 11.3.5
Outstanding capital indebtedness shall be no more than ten percent of the City's property tax base.

Policy 11.3.6
Debt payment shall not exceed the anticipated useful life of an improvement, and in no case, shall exceed fifty years.

Levels of Service Standards and Concurrency Management

Objective 11.4

Base decisions regarding the issuance of development orders or permits, in part, on the availability of infrastructure facilities and essential services which meet the adopted LOS standards concurrent with the impacts of the development as measured by the adopted Concurrency Management System, and require new development to ~~pay~~ apay a proportionate cost of facility improvements to maintain the LOS standards.

Monitoring and Evaluation:

- Number of capital improvements built to meet adopted levels of service.

Policy 11.4.1
As indicated in the applicable Elements of this Plan, the City of North ~~Miami has~~Miami has adopted the minimum LOS standards shown in Table 11.1.

Table 11.1: Recommended Level of Service Standards for City of North Miami

Public Facility	Level of Service Standard
Potable Water[a]	*User LOS* - The system shall maintain the capacity to produce and deliver 165 gallons per capita per day. *Water Storage* - The City shall provide total storage capacity equal to no less than 15 percent of the service area average daily demand. *Water Pressure* -The City shall maintain a minimum water pressure at the water meter of 30 pounds per square inch. *Water Quality* - Water quality shall meet all federal, state, and county standards for potable water.
Sanitary Sewer[a]	*User LOS* - The system shall maintain the capacity to collect and dispose 185 gallons per capita per day.

Public Facility	Level of Service Standard
Stormwater Drainage	*Water Quality Standard* - Stormwater facilities shall meet the design and performance standards established in Chapter 62-25, Rule 25.025, Florida Administration Code (FAC), with treatment of the runoff from the first one inch of rainfall onsite to meet the water quality standards required by Chapter 62-302, Rule 862- 302.500, FAC. *City-owned system* - Maintain 5-year design storm with a 24-hour duration. *Private systems* - Minimum 25-year design storm with a 72-hour duration with new development.
Solid Waste[a]	*Service population* - Collection of 4.5 lbs of solid waste per capita/day.
Recreation/Open Space	The City shall provide a level of service for parks, recreation, and open space of 2.75 acres per 1,000 residents.
Transportation: FIHS Roadways	All Florida Intrastate Highway System (FIHS) roadways must operate at LOS D or better (at peak hour), except where 1) exclusive through lanes exist, roadways may operate at LOS E (at peak hour), or 2) such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E (at peak hour). Constrained or backlogged limited and controlled access FIHS roadways operating below the foregoing minimums must be managed to not cause significant deterioration.
Transportation: County Roadways within the Urban Development Boundary (UDB), but Outside the Urban Infill Area (UIA)	All major County roadways must operate at LOS D or better, expect where mass transit service having headways of 20 minutes ~~or less~~or is~~less~~ less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour. When extraordinary transit service such as commuter rail or express bus service exists, parallel roads within ½ mile shall operate at no greater than 120% of their capacity at peak hour.
Transportation: City Streets	Roadways with no mass transit service - LOS E Roadways with mass transit with headways of 20 minutes or less - LOS E+20 Roadways with extraordinary transit - LOS E+50

Notes:

[a] These public facilities and services are provided by Miami-Dade County and are subject to the level of service standards established in the Miami-Dade County Comprehensive Development Master Plan (CDMP). The City of North Miami will adopt ~~these same level~~these same levels of service standards to be consistent with the CDMP, as amended.

Policy 11.4.2

Monitor and ensure adherence to the adopted LOS standards and the availability of public facility capacity using the following Concurrency Management System:

1. *Sanitary Sewer, Solid Waste, Drainage and Potable Water:* Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to

support the development at adopted LOS standards must meet one of the following timing requirements:

- The development order includes a condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

2. *Parks & Recreation:* Prior to the issuance of any development order for new development or redevelopment, parks and recreation facilities needed to support development at adopted LOS standards must meet one of the following timing requirements:
   - The necessary facilities and services are in place or under actual construction; or
   - The development order includes a condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City or CRA, or funds in the amount of the developer's fair share are committed; and
     - The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted five-year Capital Improvement Program; or
     - The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
     - The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

3. *Transportation:* Prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:
   - The necessary facilities and services are in place or under construction; or
   - The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted Five-Year Capital Improvement Program.

- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.

Policy 11.4.3
Manage and improve the City's concurrency monitoring system, as part of the Land Development Regulations, to:

1. Determine whether necessary facilities identified within the City's Capital Improvements Element, including potable water, sanitary sewer, solid waste, stormwater management, recreation and open space, and transportation ~~are beingare being~~ constructed in accordance with the Capital Improvement Program, as amended.
2. Annually update existing LOS, committed capacity as defined in the Land Development Regulations, and facility needs to maintain adopted LOS prior to and in conjunction with the annual update of the City's Capital Improvements Element and Capital Improvement Program, and preparation of the Annual Budget.

Policy 11.4.4
Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive Plan. Public facilities must be available at the adopted LOS standards when needed for development. If facilities are not available at the time of approval, development orders or permits are to be conditioned upon the availability of public facilities and services, or the necessary facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in ~~a developmenta development~~ order issued pursuant to Chapter 380, F.S.

Policy 11.4.5
Evaluate proposed Plan amendments and requests for new development or redevelopment according to the following guidelines:

1. Will the action contribute to a condition of public hazard as described in the Infrastructure Element?
2. Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation, Infrastructure, or Recreation and Open Space Elements?
3. Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted LOS standards either planned in the Five-Year Capital Improvement Program or by developer commitment?

4. Is the action consistent with the goals, objectives and policies of the Future Land Use Element, including the Future Land Use Map?
5. If the City provides public facilities, in part or whole, is the action financially feasible pursuant to this Element?

Capital Improvement Program

The following Capital Improvement Program is the mechanism by which the City of North Miami can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Capital Improvements together with the Annual Budget Report are used to document the economic feasibility of the City's Comprehensive Plan. The Capital Improvement Element must be reviewed and updated on an annual basis in order to maintain a ~~financially feasible~~ Five-Year Capital Improvement Program. Modification to update the Five-Year Capital Improvement Program may be accomplished by ordinance and may not be deemed to be amendments to the City's Comprehensive Plan.

Potable Water Projects:

Policy 11.4.6
The City shall incorporate capital improvements affecting City levels of service by referencing the Capital Improvements Schedules of Miami-Dade County, 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 Capital Improvement Element Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year (2013/2014 through 2018/2019) planning period.

Policy 11.4.7
Every effort shall be made to use funds for the expansion, enhancement, and upgrade of the water supply facilities in accordance with the City's Adopted 16-Year Water Supply Facilities Work Plan Update.

Appendix A: Five-Year Proposed Capital Improvement Program, City of North Miami (~~FY2008-2012~~ 2014/2015 – 2018/2019)

12. ~~Monitoring and Evaluation~~ Climate Change Element

GOAL 1

Achieve a sustainable, climate resilient community by: promoting energy efficiency and greenhouse gas reduction strategies; protecting and adapting public and private development, services, natural systems and resources from climate change impacts; and continuing to coordinate and communicate locally and regionally to monitor and address the changing needs and conditions of the community.

Monitoring and Evaluation:

- By Spring 2016, commence the development of a Climate Action Plan that reflects the Regional Climate Action Plan and the Miami-Dade County Greenprint to develop recommendations for a citywide climate program designed to mitigate the causes, and adapt to the consequences of climate change, and to build off of the City's existing sustainable programs. Action steps include but are not limited to:
    - Outreach campaign to residents with public workshops and listening sessions and to gain input on adaptation options and preferences.
    - Integrate climate change policies into other City plans and programs, such as stormwater management, the hazard mitigation program once developed, and, infrastructure capital planning and budgeting.
- Improve modeling, monitoring and mapping ability with the intent of developing sea level rise scenario maps, as deemed appropriate, to guide North Miami climate adaptation planning efforts.

Greenhouse Gas Emissions Reduction, Renewable Energy Production and Distribution

Objective 12.1.

Mitigate the causes of climate change while providing for cleaner energy solutions and a more energy efficient way of life for visitors and residents.

Policy 12.1.1.

The City of North Miami shall mitigate its contribution to global climate change by reducing government operations greenhouse gas emissions and city-wide greenhouse gas emissions to or below county-wide greenhouse gas emission target by year 2020. The City will continue to regularly monitor and track progress of programs and initiatives that contribute to the ultimate reaching of these goals.

Policy 12.1.2.

The City of North Miami shall encourage research for increasing the proportion of electricity generated by alternative and renewable energy sources within the City, such as solar, wind, geothermal and ocean energy technologies.

Policy 12.1.3. The City of North Miami shall, by 2020 promote and support the expansion of alternative and renewable energy from residential, commercial and municipal properties by

working cooperatively to reduce regulatory encumbrances and to develop incentives for renewable and alternative energy installations.

Policy 12.1.4.
The City of North Miami should plan for and facilitate the development of infrastructure that provides public access to alternative fuels and electric vehicle charging stations by 2020. Actions should include:

a) Negotiating inter-local agreements with County, State, and private entities to share existing and proposed infrastructure; and
b) Developing expedited permitting processes for private installation of alternative fuel and electric vehicle charging infrastructure.

Mitigation, Protection and Adaptation within the Transportation System

Objective 12.2.
Advance transportation and land-use choices that: reduce fossil fuel use and vehicle miles travelled; improve the mobility of people, goods and services; provide a diverse, efficient and equitable choice of transportation options; and increase the City's resiliency to the impacts of climate change.

Policy 12.2.1.
The City of North Miami shall support the State's and Miami-Dade County's efforts to create a regionally coordinated and effective public transportation system throughout Southeast Florida, in order to reduce vehicle miles travelled and carbon emissions by:

a) Providing infrastructure and support facilities to encourage and enhance the use of public transit;
b) Maintaining consistency with the Miami-Dade MPO Long Range Transportation Plan, this focuses on the enhancement of transit.

Policy 12.2.2.
The City of North Miami shall continue revising the Land Development Regulations (LDRs) to support vertical and horizontal mixed-use projects, provide flexibility in development review for such projects, and adopt specific goals in the Comprehensive Plan to support and establish sustainable development patterns, especially in areas at reduced risk to sea level rise.

Policy 12.2.3.
The City of North Miami shall continue to support linking the broad range of local and state infrastructure investments to improve and integrate mixed land use patterns and transit corridors that promote multi-modal transportation options in order to encourage reductions in vehicle miles traveled and greenhouse gas emissions, improve energy efficiency, increase affordable housing proximate to urban work centers, and make progress toward other sustainability and quality of life measures.

Policy 12.2.4.

The City of North Miami shall implement land use policies and standards, which encourage connectivity between all modes of transportation, and improve access to and availability of low carbon emission mobility options.

Policy 12.2.5.
The City of North Miami shall continue to work with Miami-Dade County and the Department of Energy Florida Gold Coast Clean Cities Coalition to support initiatives, which seek to diversify fuel options for public transit and fleet vehicles, expand infrastructure for charging electric and hybrid electric vehicles, and incentivize parking for alternative fuel vehicles.

Policy 12.2.6.
The City of North Miami shall support the County's efforts to coordinate transportation-related adaptation policies across North Miami and ensure consistency among broader planning and plan implementation efforts. Specifically, strategies for preparing for sea level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation, should be collaboratively assessed and implemented.

Policy 12.2.7.
The City of North Miami shall continue to coordinate with Miami-Dade County to implement an efficient public transit system, expand the network of pedestrian-ways and bikeways, meet county-wide greenhouse gas emission reduction goals, and promote the use of energy efficient and alternative fuel technologies, consistent with the Transportation Element of the City's Comprehensive Plan.

Mitigation, Protection and Adaptation within the Built Environment

Objective 12.3.
Improve the climate resiliency and energy-efficiency of new and existing buildings and public infrastructure, and develop adaptation strategies for areas vulnerable to climate change-related impacts.

Policy 12.3.1. The City of North Miami shall, by 2020, encourage greener, more efficient and climate resilient construction practices locally by:

a) Building all new construction of city-owned facilities to Leadership in Energy and Environmental Design™ (LEED) standards in accordance with Article 5, Division 8, Section 5-805(J) of the LDRs;
b) Adopt a policy of requiring LEED or acceptable green design standards on construction of all new and renovated public buildings and commercial space;
c) Utilize national guidelines and performance benchmarks for sustainable land design, construction and maintenance practices, as developed by The Sustainable Sites Initiative™ (SITES™);
d) Encourage licensed personnel in each building department to have at least 8 continuing education units (CEUs) of emerging energy efficiency and renewable energy technologies by 2018;
e) Reevaluate base finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential; and

Incorporate building design specifications that increase resistance to impacts from more intense storm events.

Policy 12.3.2.
The City of North Miami should strive to review and re-evaluate current land development regulations and policies according to sustainable community development practices, such as those outlined in the criteria recommended by the United States Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) certification, or by application of a national rating system for local governments, such as the STAR Community Index ™ (STAR).

Policy 12.3.3.
The City of North Miami shall continue to review policies and promote programs, which advance greenhouse gas reduction and energy conservation strategies; promote compact, transit-oriented, pedestrian-friendly development; further green construction practices and the design of climate sensitive and energy efficient buildings; encourage cluster development in order to retain or create native vegetative communities; and address the resilience and survivability of buildings and infrastructure to rising sea levels, tropical storms, storm surge, and other climate change impacts, consistent with the Land Use Element of the Comprehensive Plan.

Policy 12.3.4.
The City of North Miami shall identify public investments and infrastructure at risk from sea level rise and other climate change related impacts by 2020, and update this assessment every 5 years. Specifically, the City shall analyze vulnerability to facilities and services, including but not limited to: buildings; water and wastewater treatment plants, transmission lines and pumping stations; stormwater systems; roads, rail, bridges, and all transportation and transit infrastructure; power generation facilities and power transmission infrastructure; critical airport and seaport infrastructure; hospitals; city halls, police and fire stations.

Policy 12.3.5.
The City of North Miami shall evaluate the costs and benefits of adaptation alternatives in the location and design of new infrastructure as well as the fortification or retrofitting of existing infrastructure.

Policy 12.3.6.
The City of North Miami shall develop analysis and mapping capabilities for identifying areas of the City vulnerable to sea level rise, tidal flooding, and other impacts of climate change. Acquire increasingly accurate Light Detection And Ranging (LiDAR) data, or other state-of-the-art elevation data, and other necessary modeling data and programs every 5 years to create and maintain a Priority Planning Area for Sea Level Rise Map in the City's Land Use Plan, and improve available information needed to make informed decisions to better adapt to the impacts of climate change.

Policy 12.3.7.
The City of North Miami shall, by 2020, develop new 100-year stormwater elevation projections in the City of North Miami 100-year flood map for use in stormwater management

permitting and other planning processes, which incorporate current and projected conditions for sea level rise.

Policy 12.3.8.
The City of North Miami, in conjunction with its partner agencies, shall work to ensure that adaptation to climate change impacts, especially sea level rise, is incorporated into the planning, siting, construction, replacement and maintenance of public infrastructure in a manner that is cost-effective and that maximizes the use of the infrastructure throughout its expected life span.

Policy 12.3.9.
The City of North Miami, in conjunction with its partner agencies, shall make the practice of adapting the built environment to the impacts of climate change an integral component of all planning processes, including but not limited to: comprehensive planning, building codes, life-safety codes, emergency management, land development and zoning regulations, water resource management, flood control and stormwater management, coastal management, and community development.

Policy 12.3.10.
The City of North Miami shall evaluate opportunities to protect coastal investments and infrastructure, as necessary and feasible, from the impacts of climate change. Specifically, the City will maintain shoreline protection and erosion control by:

a) Facilitating the installation and maintenance of native beach vegetation along appropriate areas of coastline;
b) Revisiting redevelopment policies with the objective of providing additional coastal buffer area between developed areas and the shoreline; and
c) Considering hard structures, such as seawalls, only when alternative options are unavailable.

Policy 12.3.11.
The City of North Miami shall by 2018, designate areas that are at increased risk of flooding due to, or exacerbated by, sea level rise over the next 50 years, and work to make these areas more climate resilient by discouraging density increases and encouraging the use of adaptation and mitigation strategies.

Policy 12.3.12. The City of North Miami shall develop policies to improve resilience to coastal and inland flooding, salt water intrusion, and other related impacts of climate change and sea level rise in the Comprehensive Plans, Stormwater Master Plan, Climate Change Plan and other city-wide plans.

Mitigation, Protection and Adaptation within our Natural Systems

Objective 12.4.
Protect and enhance local and regional ecosystems, optimizing the co-benefits of habitat restoration, coastal buffers, wetland mitigation, urban reforestation, and expanded green infrastructure, in order to create a healthy, enjoyable, and climate resilient environment.

Policy 12.4.1.
The City of North Miami shall, by 2018, assess the vulnerability of specific species, habitats, landscapes, and ecosystem functions that may be sensitive to climate change and develop coping strategies and contingency plans for their adaptation, such as identifying habitats that may be viable during climate disturbances and could potentially serve to give refuge to and sustain at-risk species.

Policy 12.4.2.
The City of North Miami shall review the management plans of public parks, forests, and wildlife areas every 10 years, conduct a climate change risk assessment for each area, and ensure that adaptation strategies consistent with assessment findings are included in those plans.

Policy 12.4.3.
The City of North Miami should incorporate species and habitat vulnerability to climate change into land use planning, land acquisition, and for deed of conservation easement consideration.

Policy 12.4.4.
The City of North Miami shall continue to support local environmental restoration, mitigation and adaptive management initiatives, and coordinate with other state, regional and national strategic planning efforts to improve the resiliency of natural lands and systems to climate variability and change.

Policy 12.4.5.
The City of North Miami, in partnership with neighboring municipalities and Miami-Dade County, shall consider the climate adaption needs of native plants and animal species, and consider strategies for assisting in their natural migration.

Policy 12.4.6.
The City of North Miami, in partnership with neighboring municipalities and Miami-Dade County, shall promote species diversity, the planting of native landscapes, and sustainable urban forest landscape practices in order to protect the health and resiliency of our natural resources to the impacts of climate change.

Policy 12.4.7.
The City of North Miami shall seek funds to develop and maintain an urban reforestation program, in order to expand green infrastructure, reduce the heat island effect and encourage local carbon sequestration and storage, with the goal of increasing tree canopy coverage toward 40% across the city.

Policy 12.4.8.
The City of North Miami, in cooperation with local academic, governmental and non-profit agencies, shall perform a tree canopy study by 2018 to determine canopy composition and extent, and seek funds to repeat study every five years in order to measure progress on the County's goal of expanding green infrastructure.

Policy 12.4.9.
The City of North Miami shall encourage planting of native trees known to sequester and store high levels of carbon on available public and private lands, including vacant or underutilized properties, school and government properties, and conservation lands. Pursue programs and funding strategies designed to create carbon emission offsets through tree plantings and/or carbon mitigation banks.

Policy 12.4.10.
The City of North Miami, in cooperation with local academic and governmental agencies, should perform a green roof pilot study to evaluate the feasibility of green roofs in the City and determine the appropriate plant palette, maintenance requirements, and potential water conservation benefits.

Policy 12.4.11.
The City of North Miami shall continue to encourage the use of native, Florida Friendly and non-invasive, subtropical, and rare native plants in the urban landscape in order to promote water and energy conservation while creating a climate resilient landscape. Furthermore, these plants should be salt, wind and drought tolerant, where appropriate, and maintained consistent with Florida-Friendly LandscapingTM Best Management Practices.

Policy 12.4.12.
The City of North Miami, in cooperation with appropriate local agencies, shall evaluate water and stormwater management operation strategies in the context of sea level rise, in order to lessen negative impacts to open spaces, wetland mitigation areas, and natural systems, improve the ability of these systems to adapt to climate change, and optimize the ability of these systems to create additional benefits to the City's residents and visitors.

Policy 12.4.13.
The City of North Miami should consider policies which would allow coastal and water dependent ecosystems to migrate or adapt to maintain healthy wildlife and fish populations consistent with new climate regimes.

Policy 12.4.14.
The City of North Miami should establish policies and regulations to protect coastal ecosystems from contamination resulting from inundation, structural failure, or abandonment of residential, industrial, and municipal assets resulting from sea level rise, storm events, or other climate related impacts.

Policy 12.4.15.
The City of North Miami should support the efforts of state environmental and planning agencies to jointly develop, assess, and recommend a suite of planning tools and climate change adaptation strategies for North Miami to maximize opportunities to protect coastal resources from the impacts of sea level rise.

Mitigation, Protection and Adaptation of Water Resources and Services

Objective 12.5.

Ensure the resiliency of existing water resources, water and wastewater infrastructure to the impacts of climate variability and change in order to protect future water quality and minimize the potential for flood damage and water shortages, while improving the energy efficiency of utilities and reducing water-related carbon emissions and climate impacts.

Policy 12.5.1.
The City of North Miami shall, by 2018, ensure that water and wastewater service planning and policy development considers methods for reducing utilities' "carbon footprint", including the best management practices recommended in American Waterworks Association Florida Vision 2030, which have been recognized by utilities as appropriate utility responses to climate change. Also, additional means of reducing demand for traditional energy sources at water and wastewater treatment facilities, such as through the production of energy through cogeneration systems, should be explored.

Policy 12.5.2.
The City of North Miami shall continue to develop, implement and coordinate regional water conservation initiatives, in partnership with other local municipalities, water and wastewater utilities, as part of long-term water supply planning, and seek the continued support of the South Florida Water Management District and other agencies.

Policy 12.5.3.
The City of North Miami shall coordinate with Miami-Dade County, water and wastewater utilities by 2018, to develop policies and plans that set short-, intermediate-, and long-range goals and establish adaptive management implementation strategies for water and wastewater resources to address the potential impacts of climate change, and its operational, economic, and environmental effects.

Policy 12.5.4.
The City of North Miami shall coordinate with Miami-Dade County, water providers and water managers to ensure the adequacy of water supply facilities and infrastructure to effectively capture, store, treat, and distribute potable water under variable climate conditions, including changes in rainfall patterns, sea level rise, and flooding, with potential water quality and quantity impacts.

Policy 12.5.5.
The City of North Miami shall coordinate with the South Florida Water Management District, local utilities and Miami-Dade County as a whole, to develop regional water demand projection scenarios that account for potential changes in (1) population and rates of water consumption; (2) and, water demand for energy generation due to possible changes in fuel sources over a 100-year planning horizon.

Policy 12.5.6.
The City of North Miami shall collaborate with local, regional, state and federal partner agencies on developing the scientific and technical knowledge needed to understand the potential impacts of climate change on the region's water resources, evaluate various adaptation technologies available, and, by 2018, create an adaptive response plan.

Advanced hydrological modeling and engineering evaluations by the South Florida Water Management District, U.S. Geological Survey and U.S. Army Corps of Engineers will be especially critical to this effort.

Policy 12.5.7.
The City of North Miami shall support recurring and continued development of local integrated models and continuous data collection, to help predict and track the impacts of sea level rise on groundwater levels, saltwater intrusion, and drainage infrastructure through enhanced development and application of local hydrologic models and the use of down-scaled climate models.

Policy 12.5.8.
The City of North Miami shall work in coordination with Miami-Dade County and local utilities to maintain infrastructure protection and adaptation through infiltration and inflow program development to reduce the flow of groundwater and stormwater to wastewater collection and treatment facilities.

Policy 12.5.9.
The City of North Miami shall work to protect existing well fields, surface or subsurface storage facilities, control structures, water and wastewater treatment plants and transmission infrastructure from increased coastal flooding, sea level rise, saltwater intrusion, and other potential future climate change impacts, and plan for infrastructure replacement and relocation as needed.

Policy 12.5.10.
The City of North Miami shall continue source-water (well field) monitoring and protection programs to mitigate water supply loss due to saltwater intrusion. Specifically, the City should address potential impacts on the coastal aquifer from water quality changes and flooding of coastal and tidally influenced bodies of water that may occur due to more intense storms, higher surface water temperatures, and rising sea levels.

Policy 12.5.11.
The City of North Miami, in partnership with Miami-Dade County, shall develop regulations by 2016 that require new construction, redevelopment, additions, retrofits or modifications of property to incorporate porous materials, reduce total impervious area, and employ other techniques to reduce run-off, capture and reuse rain water, and recharge the Biscayne Aquifer.

Policy 12.5.12.
The City of North Miami shall pursue the establishment of mandatory reuse zones in order to require the use of reclaimed water for irrigation, when source water is available, with the goal of reducing demands on the Biscayne Aquifer.

Policy 12.5.13.

The City of North Miami shall study whether to build, modify or relocate water, wastewater and stormwater transmission infrastructure to allow for strategic retreat from areas at risk to sea level rise.

Interagency Coordination

Objective 12.6.

Create and maintain effective and ongoing paths for communicating the climate change preparedness needs of the City with the public and other local, regional, state, national and international agencies.

Policy 12.6.1.

The City of North Miami shall continue to create collaborative intergovernmental practices and mechanisms in order to coordinate and advance strategies, programs, and other sustainable initiatives throughout the City, that mitigate greenhouse gas emissions and protect and adapt the built and natural environments to the consequences of climate change.

Policy 12.6.2.

The City of North Miami shall coordinate regionally with other neighboring cities, academia, and state and federal government agencies in the analysis of sea level rise, drainage and hurricanes impacts and the planning of adaptation measures.

Policy 12.6.3.

The City of North Miami shall continue to collaborate with Miami-Dade County and other regional public and private entities to create, develop, and implement a suite of planning tools for climate change mitigation and adaptation.

Policy 12.6.4.

The City of North Miami shall continue to collaborate with and support local and regional planning entities by ensuring that city plans, such as the comprehensive plan and transportation plan are updated to provide for a sustainable environment and reflect the best available data and strategies for adapting to future climate change impacts.

Policy 12.6.5.

The City of North Miami shall continue to actively participate in the Southeast Florida Regional Climate Change Compact, working with our neighboring counties to make our region more climate change resilient by sharing technical expertise, assessing regional vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing joint state and federal legislative.

Policy 12.6.6.

The City of North Miami shall seek to engage the support of federal agencies, such as National Oceanic and Atmospheric Administration, U.S. Geological Survey, Federal Emergency Management Agency, Environmental Protection Agency, the U.S. Department of Interior, U.S. Department of Energy, and the U.S. Army Corps of Engineers, that can provide technological and logistical support to further state, regional, county, and local planning efforts in the assessment of climate change vulnerabilities and adaptation strategies.

Emergency Preparedness and Disaster Management

Objective 12.7.
Ensure adequate planning and coordinated response for emergency preparedness and post-disaster management in the context of climate change.

Policy 12.7.1.
The City of North Miami shall ensure adequate planning and response for emergency management in the context of climate change by maximizing the resilience and self-sufficiency of, and providing access to, public structures, schools, hospitals and other shelters and critical facilities.

Policy 12.7.2.
The City of North Miami shall develop plans and monitoring programs to address the impacts of climate change on households and individuals especially vulnerable to health risks attributable to or exacerbated by rising temperatures, to include low income households and the elderly.

Policy 12.7.3. The City of North Miami shall continue to communicate and collaboratively plan with other local, regional, state and federal agencies on emergency preparedness and disaster management strategies. This includes incorporating climate change impacts into updates of local mitigation plans, water management plans, shelter placement and capacity, review of major traffic-ways and evacuation routes, and cost analysis of post disaster redevelopment strategies.

Policy 12.7.4.
The City of North Miami shall work to encourage dialogue between residents, businesses, insurance companies and other stakeholders, through public education campaigns and workshops, in order to increase understanding regarding the potential impacts of climate change on our coastal communities and evaluate the shared costs of action or inaction in human, ecological and financial terms.

Policy 12.7.5.
The City of North Miami shall work with the Florida Division of Emergency Management and other agencies to incorporate sea level rise and increasing storm surge impacts into the remapping of potential hazard areas in coastal zones by 2018. Revised hazard area designations should better reflect the risks to communities associated with climate change and allow reevaluation of suitability for development or redevelopment in these areas, policies and programs.

Social Considerations, Public Health and Education

Objective 12.8.
Increase opportunities in the community to learn about climate change, participate in decision-making, engage in a green economy, utilize green infrastructure, study health impacts and reduce population vulnerability.

Green Jobs/Economic Resiliency

Policy 12.8.1.
The City of North Miami shall encourage the development of "green" industry and business in order to diversify the local economy and contribute benefits towards a sustainable future.

Policy 12.8.2.
The City of North Miami shall continue to develop plans and programs in coordination with Miami-Dade County, neighboring cities, power companies, and private partners, in order to reduce greenhouse gas emissions and create "green" job opportunities throughout the community, by:

a) Expanding the market for energy efficient products and services;
b) Supporting alternative and renewable energy production through innovative financing; and
c) Promoting and incentivizing energy conservation retrofits.

Policy 12.8.3.
The City of North Miami shall seek to strengthen the local economy by promoting green economic growth and green-collar work training programs in order to: create resiliency; reduce reliance on fossil-fuel-based economies; provide a positive focus for economic development; advance the use of sustainable materials, technologies and services; and encourage local jobs in sustainable businesses which offer a living wage and make it possible for local climate change goals to be met.

Policy 12.8.4.
The City of North Miami should review codes and regulations to enable and encourage eco-industrial development and business practices in line with the concept of the circular economy. Specifically, businesses models and land development patterns should be encouraged which promote by-product exchanges (so that one company's waste stream is another's source of raw materials) as to more efficiently use resources (materials, water, energy) throughout society.

Resource Management (waste, materials economy, local food)

Policy 12.8.7.
The City of North Miami shall continue to pursue the source reduction, reuse, recycling, and recovery model of waste management, consistent with the Solid Waste Element of the City's Comprehensive Plan, in order to meet the State of Florida goal of recycling seventy-five percent of municipal solid waste (including net waste combusted) by 2020 and continue to provide the environmental and social benefits of lowering greenhouse gas emissions, producing alternative energy, and reducing toxins in our land and water.

Policy 12.8.8.
The City of North Miami should develop, in conjunction with Miami-Dade County and businesses, a sustainable and energy-efficient materials economy through cooperative materials management systems and infrastructure, in order to maximize the recovery and

reuse of waste, water, wastewater, and other materials in ways that capture their economic value, conserve embedded energy, and minimize net life-cycle emissions of greenhouse gases and other pollutants.

Policy 12.8.9.
The City of North Miami should create programs and policies, which encourage and support composting, community garden networks and local food production, in order to meet the multiple goals of reduced emissions and energy consumption, while increasing the resiliency and long term food security of the community.

Equity (inclusive decision-making)

Policy 12.8.10.
The City of North Miami shall support community engagement in climate change adaptation and emergency response planning, especially concerning highly vulnerable and historically disadvantaged groups, in order to ensure equity in decision-making and strive to increase access to essential resources, reduce risk and health disparities, and increase resiliency throughout the community.

Green infrastructure, pedestrian access and community connectivity

Policy 12.8.11.
The City of North Miami shall when possible, increase bicycle and pedestrian connections between residential areas and public/civic areas, such as schools, libraries and parks, and enhance street networks for greater connectivity and multimodal use in order to:

a) reduce motor vehicle traffic;
b) reduce greenhouse gas emissions; and
c) increase neighborhood health and safety.

Policy 12.8.12.
The City of North Miami should encourage urban canopy placement and enhancement that contribute to quality walking environments.

Public Education/Community Engagement/Research Partnerships

Policy 12.8.13.
The City of North Miami shall continue to engage stakeholders, local municipalities, regional, state and federal partners, academia, practitioners and climate scientists, in exchanging information, best practices and policy solutions, regarding local climate change impacts and mitigation and adaptation strategies.

Policy 12.8.14.
The City of North Miami, through the Inter-Local Agreement with Miami-Dade County Public Schools, shall continue to support existing County and municipal education and outreach programs; efficiency and water conservation; waste reduction and recycling; urban forests and native landscaping; and air quality and greenhouse gas reduction. The City will also support education and outreach programs on community gardens, food security, pedestrian

and bicycle safety, exercise and health, and work cooperatively to link these overlapping themes and reinforce e the interconnected nature and importance of these issues, especially related to climate change, in all educational materials and messages.

Policy 12.8.15.

The City of North Miami shall promote partnerships between local government agencies, universities, professionals and practitioners, to foster an environment for connecting scientific research and education with practical applications that will contribute to the resiliency and adaptation within the built and natural environments to the impacts of climate change.

13. Monitoring and Evaluation

Concurrency Management System and Public Facility Monitoring

The City of North Miami has established a Concurrency Management System (CMS~~) that) that~~ insures the availability and sufficiency of public facilities and services at the time that the impacts of development occur and provides a program to prevent a reduction in the levels of service (LOS) below the adopted LOS standards. Furthermore ~~it assuresit~~ assures the proper timing, location and design of supportive urban service systems ~~concurrent withconcurrent with~~ the impacts of new development. The following benefits may also be realized with the adoption of a CMS:

- Support consistency of the Capital Improvements Element with the Future Land Use Element;
- Provide for the orderly and cost-effective expansion of public facilities;
- Supplement capital improvements expenditures and taxing structures for capital improvements; and
- Reduce the possibility of damage to the environment from the use of overburdened facilities.

The Concurrency Management System, which is incorporated in the Future Land ~~Use ElementUse Element~~ and Capital Improvement Element, includes guidelines for interpreting ~~and applyingand applying~~ LOS standards to applications for development orders ~~and developmentand development~~ permits. It also establishes development review procedures in the City's Land Development Regulations that may make development approval contingent on the City's ability to provide facilities and services or may require that ~~the developerthe providedeveloper provide~~ facilities and services in order to maintain adopted LOS standards. Petitioners ~~must supplymust supply~~ public facility impact information with their development applications. City ~~staff thenstaff then~~ reviews and verifies the project information, comparing ~~it withit public with facilitypublic facility~~ capacity data and anticipated committed development impacts to ensure that ~~adopted LOSadopted LOS~~ standards will be maintained if the development application is approved. If ~~LOS willLOS will~~ not be maintained, the petition is denied unless the applicant presents revised plans demonstrating that the new development shall:

- Be serviced with all requisite public facilities concurrent with the impacts of development;
- Provide LOS for all requisite facilities which is compliant with the City's adopted LOS standards; and
- Shall not cause a reduction of LOS for existing infrastructure below ~~minimum adoptedminimum adopted~~ thresholds.

Plan Monitoring, Evaluation and Appraisal Process

The City of North Miami will formally evaluate and appraise this Comprehensive Plan every five to seven years, pursuant to State Statutes, beginning with the original plan adoption in 1991 under the 1985 State Growth Management Act, as amended. This process begins about eighteen months prior to the fifth year anniversary of the ~~prior Comprehensive~~prior Comprehensive Plan adoption date. The components of this comprehensive ~~process are~~process ~~are~~ the updating of socioeconomic and development data, which is evaluated to determine if projections were accurate and to identify any trends that may ~~have developed~~have developed. The Goals, Objectives, and Policies of the adopted Plan are then examined for updating and compliance with current law. At this time, introduction of new initiatives for the next planning period may also be included in the Plan. In addition, City ~~staff annually~~staff annually monitors Comprehensive Plan implementation with respect to goals, objectives and policies as part of the budgeting process.

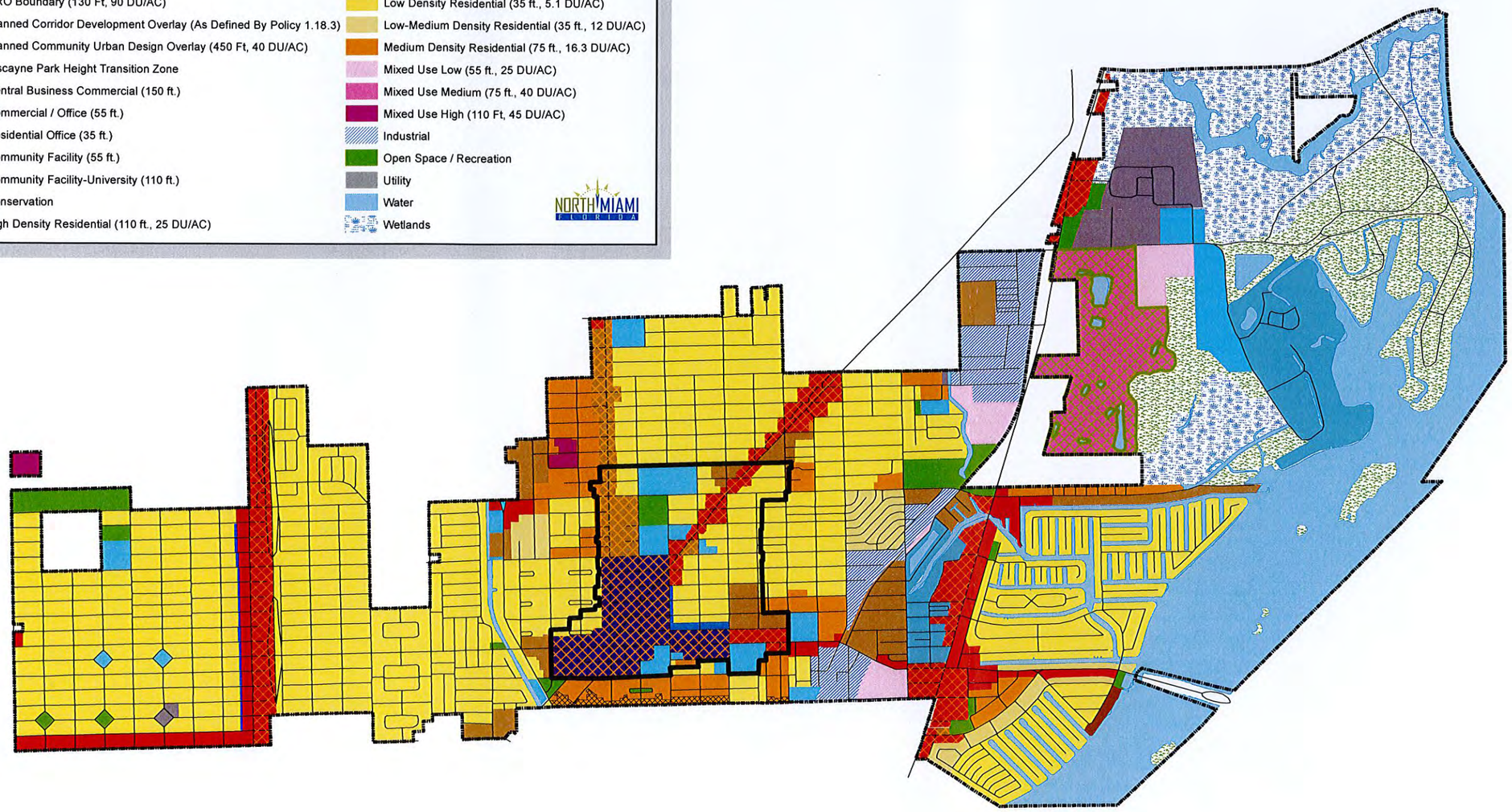
Public participation is built into the entire process, which results in a final Evaluation and Appraisal report (EAR) that is reviewed and adopted by the Local Planning Agency and City Council, and transmitted to the Florida ~~Department of Community Affairs (DCA)~~ Department of Economic Opportunity (DEO) for review. Once the final EAR is approved by all agencies, EAR-based ~~Comprehensive Plan~~Comprehensive Plan amendments are initiated and completed through the State-mandated process.

City of North Miami - Future Land Use Map

Legend

- City of North Miami Boundary
- NRO Boundary (130 Ft, 90 DU/AC)
- Planned Corridor Development Overlay (As Defined By Policy 1.18.3)
- Planned Community Urban Design Overlay (450 Ft, 40 DU/AC)
- Biscayne Park Height Transition Zone
- Central Business Commercial (150 ft.)
- Commercial / Office (55 ft.)
- Residential Office (35 ft.)
- Community Facility (55 ft.)
- Community Facility-University (110 ft.)
- Conservation
- High Density Residential (110 ft., 25 DU/AC)
- Bayshore Zone (115 ft, 100 DU/AC)
- Low Density Residential (35 ft., 5.1 DU/AC)
- Low-Medium Density Residential (35 ft., 12 DU/AC)
- Medium Density Residential (75 ft., 16.3 DU/AC)
- Mixed Use Low (55 ft., 25 DU/AC)
- Mixed Use Medium (75 ft., 40 DU/AC)
- Mixed Use High (110 Ft, 45 DU/AC)
- Industrial
- Open Space / Recreation
- Utility
- Water
- Wetlands

NORTH MIAMI FLORIDA



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N W E S

Map Created October 2015