

Date: April 26th, 2016

To: The Honorable Mayor and City Council Members

From: Tanya Wilson-Séjour, A.I.C.P., Planning, Zoning & Development Director

Re: **City of North Miami Proposed Comprehensive Plan Amendments**
(North Miami 15-2R)

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; AMENDING THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, PARKS & RECREATION, INTERGOVERNMENTAL COORDINATION, ECONOMIC DEVELOPMENT, 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 IMPROVEMENTS 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(4), FLORIDA STATUTES PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.

RECOMMENDATION

That the Mayor and City Council adopt the proposed ordinance incorporating the objection, recommendation and comments in the City of North Miami Proposed EAR-Based Comprehensive Plan Amendments (*North Miami 15-2R*) and transmit said 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.

TRANSMITTAL HEARING HISTORY

CITY COUNCIL APPROVAL

The proposed EAR-Based Amendments to the City's Comprehensive Plan were reviewed by the Mayor and City Council at the regularly scheduled City Council meeting of October 13, 2015. 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, at least ten (10) days prior to the public hearing. At that meeting, Mr. Jeff Katims of the consulting firm of Mellgren Planning Group presented the findings of the feasibility analysis requested by the City Council to assess the impacts of the proposed increases in height and density along the City's major corridors and within the proposed Bayshore Zone land use designation. Mr. Katims reported that, while the City did not have a large supply of vacant land to accommodate future growth and have no other choice but to grow vertically, sustainable growth management principles dictated that the City did not have to passively accept in the name of progress what the fate tosses its way. Many success stories existed that showed how appropriate building transition standards could be used to shape the height and form of individual buildings that, in aggregate, shape the urban form and external image of the City. For each of the corridor studied, Mr. Katims recommended an optimal height, which would not only advance the redevelopment vision of the City, accommodate the proposed densities and intensities, but also creates a carefully articulated urban form, that harmoniously compliments the surrounding residential neighborhood and become a source of inspiration for the residents and a major attraction for visitors.

Following the consultant's presentation and public comments from the residents, the Mayor and Council briefly discussed the proposed EAR-Based Amendments package and considered the following two (2) amendments. The first amendment involved the expansion of the Neighborhood Redevelopment Overlay (NRO) line to N.E. 123rd Street between N.E. 8th Avenue and N.E. 10th Avenue. Moved for approval by then Vice Mayor Keys and seconded by Councilman Bien-Aimé, that amendment passed 5-0 by roll call vote, subject to certain conditions on height and setback requirements. The second amendment entertained by the Council sought to replace the Floor Area Ratio (FAR) language in the Comprehensive Plan. That amendment, which was moved for approval by Mayor Smith and seconded by Councilman Desulme, failed 1-4 by roll call vote.

The entire Amendments package was subsequently moved for approval with amendments by Councilman Galvin and seconded by Mayor Joseph; it passed 5-0 by roll call vote.

DEO' S OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

In accordance with Section 163.3184, F.S., the City transmitted the Proposed EAR-Based Amendments to the Department of Economic Opportunity (DEO) or State Land Planning Agency, as well as other applicable reviewing agencies within ten (10) days of the October 13, 2015 transmittal hearing. In a correspondence dated October 23, 2015, DEO notified the City of receipt of the Amendments and assigned the following process number to the City's submittal, *Amendment No. 2015 15-2ER*. Upon receiving the comments from all the other reviewing agencies and upon completing its own review pursuant to the state coordinated review process set forth in Sections 163.3184(2) and (4), DEO issued its Objections, Recommendations, and Comments (ORC) Report (attached) to the City on December 21st, 2015. In general, DEO's Objections to the Amendments pertained essentially to the Future Land Use Amendments not being clearly identified on the Future Land Use Map (FLUM), the need to map the coastal high hazard area, the need for meaningful and predictable standards within the Future Land Use Element, and the need to address required *Peril of Flood* legislation. As per the requirements of Section 163.3184(4)(e)(1), F.S., the City has 180 days from the receipt of the ORC Report to hold the second public hearing to adopt, with changes, the Amendments. The deadline for the City to hold this adoption hearing is June 21st, 2016.

The consultants, along with staff from the DEO and the City's Community Planning and Development Department (CP&D), have worked diligently to resolve the objections and address the comments of the ORC Report, having held several conversations with and shared the draft of the City's responses to the ORC Report with Mr. Adam Biblo, the DEO staff charged with the review of the City's application (See correspondences to DEO staff members attached). The EAR-Based Amendments to the City Comprehensive Plan, which were presented to and approved for transmittal by the City Council at the October 13th, 2015 meeting, have thus been revised to resolve the objections raised in the ORC Report, address the comments therein, incorporate, wherever applicable, the recommended policy changes, and, ultimately, comply with Chapter 163, F.S.

The express purpose of this second public hearing is for the City to consider and then adopt the proposed EAR-Based Amendments to its Comprehensive Plan in light of the issues raised in the ORC Report. It is important to note that Section 163.3184(4)(e)(4), F.S., provides that the State Land Planning Agency's compliance determination is limited to objections raised in the ORC Report. As such, any amendment entertained at this second public hearing, which substantially deviates from the Amendments package the State has already commented on, runs the risk of not being in compliance with Chapter 163, F.S., which may result in remedial amendments or sanctions, i.e. loss of state funding to increase the capacity of roads, bridges, or water and sewer systems, as set forth in Section 163.3184(8)(b).

PRIOR CITY COUNCIL ACTIONS

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 25TH, 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 still 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 25th, 2015 meeting:**

COMPREHENSIVE PLAN ELEMENT	CITY COUNCIL ACTION
FUTURE LAND USE	Failed 2-3¹
TRANSPORTATION	Passed 5-0 with Amendments²
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) N.W. 119th Street west of I-95 at 300 feet;
- b) N.W. 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 21ST, 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 Vice Mayor 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 25th, 2016 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 N.E. 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 4th, 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 25th 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 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 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 6-1. The one (1) dissenting vote was cast by Commissioner Pechon.

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 10th, 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 23rd, 2014, DEO acknowledged receipt of the City’s letter and also set a transmittal due date of September 23rd, 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 26th, 2015 (Workshop 1) and on April 29th, 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 26th, 2015 (Workshop 1) and on April 29th, 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 FEC passenger stop.

Summary of the June 10th, 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 29th, 2015. **The purpose of this forum was to ascertain a collective vision as it 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 Conditional Use Permit (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 (N.W. 119th Street, N.W. 7th Ave. N.E. 125th/123rd Street, N.E. 6th Avenue, West Dixie Highway and Biscayne Boulevard). Establish development or locational criteria for the proposed height, especially along those corridors with limited right-of-way (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 trolleys 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. The original draft of these Amendments, which incorporated input from public workshops and the Planning Commission, was reviewed by the City Council on October 13th, 2015 and approved for transmittal to the State Land Planning Agency. The City, through its consultants, the Mellgren Planning Group, transmitted the Amendments package to the State Land Planning Agency and all other applicable agencies on or around October 17th, 2015. The State notified the City of its receipt of the Amendments on October 23rd, 2015 and issued its ORC Report on December 21st, 2015. In compliance with the 180-day deadline, the consultants and City staff have since prepared a response packet to address and resolve the objections raised in said Report, and recommend that the Mayor and City Council adopt the proposed EAR-Based Amendments to the City's Comprehensive Plan, as have been revised to address the comments of the ORC Report.

Within ten (10) days of this adoption hearing, the Amendments package will be submitted to DEO or the State Land Planning Agency and all other agencies that provided timely comments. DEO will notify the City of any deficiencies within five (5) working days after receipt of the package. Upon a determination of completeness of the adopted Amendments package, DEO will have forty-five (45) days to determine if the Amendments are in compliance with Chapter 163, F.S. During that period, DEO, through a senior administrator or the secretary, will issue and post on its website a notice of intent to find that the Amendments are in compliance or not in compliance. If found to be in compliance, the adopted Amendments shall go into effect pursuant to DEO's notice of intent. If timely challenged, however, the adopted Amendments will not become effective until such time DEO or the Administration Commission enters a final order determining the adopted Amendments to be in compliance.

TWS/nl

- Attachments:
1. Proposed Ordinance
 2. City's Evaluation and Appraisal Notification Letter to DEO
 3. DEO Letter Acknowledging Receipt of the City's Notification Letter
 4. Objections, Recommendations and Comments (ORC) Report
 5. Correspondences to DEO – ORC Response
 6. Draft of the Proposed Amendments in strike out and underline format
 7. Proposed Future Land Use Map
 8. City Council, April 26, 2016 - Presentation
 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; AMENDING THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, PARKS & RECREATION, INTERGOVERNMENTAL COORDINATION, ECONOMIC DEVELOPMENT, 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 IMPROVEMENTS 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(4), FLORIDA STATUTES; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167(2), Florida Statutes, 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, as amended; and

WHEREAS, the North Miami Comprehensive Plan (“Comprehensive Plan”), along with the future land use map which is part of the Comprehensive Plan is the official statement of policy of the City in regard to the use of land and all use or development of land, undertaken pursuant to City Code of Ordinances, Land Development Regulations (“LDRs”); and

WHEREAS, Section 163.3191, Florida Statutes 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 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, objectives and policies to reflect current priorities; and

WHEREAS, Section 163.3177, Florida Statutes, and 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, 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, 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 submitted 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 DEO, pursuant to Chapter 163, Florida Statutes; 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, in accordance with Section 3-1106A, LDRs; and

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

WHEREAS, on October 13, 2015, the Mayor and City Council, after a duly noticed public meeting, unanimously adopted the Amendments with certain revisions and authorized transmittal to the DEO, as well as to other applicable reviewing agencies, pursuant to state law; and

WHEREAS, on December 21, 2015, the DEO issued to the City its Objections, Recommendations, and Comments (“ORC”) Report, pertaining essentially to the Future Land Use Element amendments not being clearly identified, the need to map the coastal high hazard area, the need for meaningful and predictable standards within the Future Land Use Element, and the need to address the required ‘Peril of Flood’ legislation; and

WHEREAS, the Amendments to the City Comprehensive Plan, which were presented to and approved for transmittal by the City Council at the October 13, 2015, have since been revised to resolve the objections raised in the ORC Report, address the comments therein, and incorporate wherever applicable, the recommended policy changes, in compliance with Chapter 163, Florida Statutes; and

WHEREAS, in accordance with the requirements of Section 163.3184(4)(e), Florida Statutes, the City has one hundred eighty (180) days from the receipt of the ORC Report to hold the second public hearing to incorporate and adopt the Amendments to the Comprehensive Plan (i.e., by June 21, 2016) by Ordinance; and

WHEREAS, if the Comprehensive Plan is not adopted within the statutory requirements, the City may be subject to remedial actions or sanctions, as set forth in Section 163.3184(8), Florida Statutes; and

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

WHEREAS, the Mayor and City Council find the adoption of Amendments to the Comprehensive Plan and its transmittal to the DEO in accordance with state law, is in the best interest of the City and furthers the public health, safety and welfare.

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

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 amended Comprehensive Plan available for public review and examination at the North Miami Community Planning & Development Department.

Section 3. Repeal. All ordinances or parts of ordinances in conflict or inconsistent are repealed.

Section 4. Conflict. 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. Codification. The provisions of this Ordinance may become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article” or any other appropriate word.

Section 7. Effective Date. This Ordinance shall not become effective until forty-five (45) days after the Florida Department of Economic Opportunity notifies the City that the plan amendment packet transmitted is complete and in compliance with Florida law.

PASSED AND ADOPTED by 5-0 vote of the Mayor and City Council on first reading this 13th day of October, 2015.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, on second reading this _____ day of _____, 2016.

DR. SMITH JOSEPH
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Sponsored by: _____

Vote:

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

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



September 11, 2014

RECEIVED
Bureau of Community Planning

SEP 23 2014

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

Div. of Community Development
Dept. of Economic Opportunity

**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.



Mr. Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity
September 11, 2014 – Page 2

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,

A handwritten signature in black ink, appearing to read "Aleem A. Ghany".

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



Jesse Panuccio
EXECUTIVE DIRECTOR

September 23, 2014

C: TANYA

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 Statutes.

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



MEMORANDUM

To: Arthur H. Sorey III, Interim City Manager

A handwritten signature in blue ink, appearing to be "Tanya Wilson-Sejour".

From: Tanya Wilson-Sejour, AICP, Planning, Zoning and Development Director

Date: January 7, 2016

RE: DEO's Objections, Recommendations, and Comments Report

At its October 13th, 2015 regularly scheduled meeting, the City Council of North Miami reviewed and discussed the *proposed* 2015 Evaluation and Appraisal Review-based Comprehensive Plan amendments. Following the public hearing on the item, the City Council unanimously adopted on first reading the ordinance authorizing transmittal of said amendments to the Florida Department of Economic Opportunity (DEO) to be reviewed in accordance with the State Coordinated Review process pursuant to Section 163.3184(4), F.S. On December 21st, 2015, Staff received the Objections, Recommendations, and Comments (ORC) Report from DEO (see attached), which, in addition to comments received from other appropriate state reviewing agencies, included rejections related to the Future Land Use Map (FLUM) amendments not being clearly identified, the need to map the coastal high hazard area, the need for meaningful and predictable standards within the Future Land Use Element (FLUE) as relates to proposed land use densities, and the need to address required *Peril of Flood* legislation.

Our consultant, the Mellgren Planning Group, is also in receipt of the DEO's Report and is in the process of finalizing a comprehensive response to the State, which would refine the *proposed* amendments to better articulate the City's strategies to ensure the City has sufficient infrastructure for its future development and to ultimately ensure compliance with Chapter 163, F.S. The consultant has been in constant communication the DEO's staff charged with the review of the City's *proposed* 2015 Evaluation and Appraisal Review-based Comprehensive Plan amendments. Per Section 163.3184(4)(e)1, F.S., within 180 days (June 21st, 2016) of the receipt of the ORC Report, the City Council shall hold the second hearing to adopt the *proposed* amendments, as may only be revised to address the comments and recommendations of said report. Notwithstanding this constant communication with the DEO's staff in drafting the response, the consultant also intends to send the entire draft response package to the State to solicit further input and ultimately their concurrence before scheduling the item for the second public hearing, which will be the final adoption hearing. Please be advised in mind that no changes, amendments, additions, erasures or deletions can be made to these EAR-based amendments other than what were required to address the DEO's objection recommendations and comments. Please contact me or our City Planner, Nixon Lebrun, should you have additional questions.

TWS/nl

Attachment: 1. DEO's Objections, Recommendations, and Comments Report

Copies to: Roland C. Galdos, Interim City Attorney
Nixon Lebrun, AICP, CFM, City Planner

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

December 21, 2015

The Honorable Dr. Smith Joseph, D.O., Mayor
City of North Miami
776 NE 125 Street
North Miami, Florida 33161

Dear Mayor Joseph:

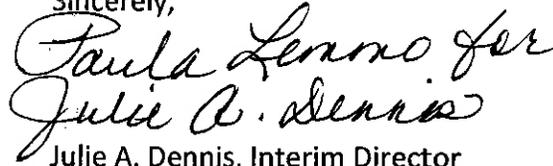
The Department of Economic Opportunity (the Department) has completed its review of the proposed comprehensive plan amendment (Amendment No. 15-2ER) for the City of North Miami (the City), which was determined complete on October 23, 2015. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. Review comments received by the Department from the appropriate reviewing agencies are also enclosed.

The Department's Objections, Recommendations, and Comments Report is attached for your reference. We have identified objections and have included recommendations regarding measures that can be taken to address the objections. The objections are related to the Future Land Use Map amendments not being clearly identified, the need to map the coastal high hazard area, the need for meaningful and predictable standards within the future land use element, and the need to address required *Peril of Flood* legislation. The Department is prepared to work with the City to resolve the objections and to assist with the comments in the attached report.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(4)(e)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of the Department report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

Department staff is available to assist the City in its efforts to refine this amendment to ensure compliance with Chapter 163, F.S., and articulate the City's strategies for its future. If you have any questions related to this review or for further assistance, please contact Adam Antony Biblo, at (850) 717-8503, or by email at adam.biblo@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink that reads "Paula Lennox for Julie A. Dennis". The signature is written in a cursive style.

Julie A. Dennis, Interim Director
Division of Community Development

JAD/aab

Enclosures: Objections, Recommendations, and Comments Report
Adoption Procedures
Review Agency Comments

cc: Tanya Wilson-Sejour, AICP, Planning Manager, City of North Miami
Isabel Cosio Carballo, Executive Director, South Florida Regional Council

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

CITY OF NORTH MIAMI

PROPOSED COMPREHENSIVE PLAN AMENDMENT 15-2ER

The City of North Miami 15-2 Proposed Amendment is intended to implement those updates to the City's Comprehensive Plan noted in the City's Evaluation and Appraisal Notification letter to the Department of Economic Opportunity on September 11, 2014, and to make additional changes to the Plan to implement a variety of Policy directives and strategies from the City Council.

Amendments to the following Comprehensive Plan Elements are proposed: the Future Land Use Element; the Transportation Element; the Housing Element; the Infrastructure Element; the Intergovernmental Coordination Element; the Economic Element; and, the Capital Improvements Element. Also included is a new Climate Change Element. The amendment proposes several significant changes to the City's Comprehensive Plan, including: updating of the City's Water Supply Facilities Work Plan; establishing a strategy to encourage multimodal transportation options; revising development intensity standards to promote economic development; establishing a strategy to promote and implement transit oriented development; establishing strategies to redevelop and revitalize the City's downtown; the establishment of corridor overlay Future Land Use Categories to promote mixed use development in locations with adequate supporting infrastructure; establishing strategies to better coordinate land use and transportation decisions; establishing a strategy to promote the development of student housing; and, establishing adaptation action area strategies.

The City's Evaluation and Appraisal Notification letter to the Department of Economic Opportunity, dated September 11, 2014, stated that the City intended to update its Comprehensive Plan to do the following: 1) accomplish an annual update to the Capital Improvement Element specific to the Capital Improvements Schedule; 2) update the water supply facilities work plan and accomplish the associated Comprehensive Plan amendment; 3) revise the Future Land Use Element to remove errors within the *Future Land Use Table* and re-evaluate height and density limits; add new transit oriented development (TOD) policies, include a policy for the proposed NW 125th Street Tri-Rail Station; and, add new policy provisions for design standards for parking garages; 4) add a new section on Climate Change and related issues; 5) update policies to reflect new initiatives and strategies within the Economic Element; 6) add a section on brownfields; 7) revise the Transportation Element to add TOD policies; and, 8) to reflect changes in state requirements that occurred since the City's last Plan update.

I. The Department raises the following Objections to the Amendment:

1) Objection: Future Land Use Map Amendments Not Identified.

The City's planning consultant has verified that the amendment package proposes multiple, significant amendments to the Future Land Use Map. The amendment package, as submitted, does not provide the location, scope, description, or analyses of these amendments. Accordingly, these Future Land Use Map amendments are neither meaningful nor predictable, nor are they supported by sufficient data and analyses.

The City of North Miami, through their consultant, provided the Department with supplemental information pertaining to these future land use map amendments on December 9, 2015. Due to the lateness of that submission, Department staff was not able to consider this material in their analysis. The Department looks forward to working with the City on the review of these materials.

Authority: Section 163.3177(1), Florida Statutes (F.S.); Section 163.3177(1)(f)1., F.S.; Section 163.3177(6)(a)1., 2., and 8, F.S.; and, Section 163.3184(3)(b)1., F.S.

Recommendation: Revise the amendment to identify, describe, and support all of the proposed amendments to the Future Land Use Map.

2) Objection: Future Land Use Map series/Coastal Management Element – Lack of Coastal High-Hazard Area Mapping and Definition

The amended Future Land Use Map does not depict the location of the Coastal High-Hazard Area. The Coastal Management Element does not include the statutory definition of Coastal High-Hazard Area.

Authority: Section 163.3178(2)(h), F.S.; Section 163.3178(8)(c), F.S.; and, Section 163.3177(6)(a)10.c.(VI), F.S.

Recommendation: Revise the amendment to the Coastal Management Element to include the statutory definition of Coastal High-Hazard Area as *the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model* and to depict the Coastal High-Hazard Area on the Future Land Use Map. Mapping of the location of Coastal High-Hazard Area should be based upon the most recently available data published by the Florida Division of Emergency Management.

3) Objection: Mixed Use High Future Land Use Category – Lack of Meaningful and Predictable Standards

Proposed revised Policy 1.2.1 of the Future Land Use Element includes a table of [land] use by maximum density and by maximum lot coverage and by maximum height. This table specifies that the maximum density for the Mixed Use High use is *45 dwelling units per acre to 60 dwelling units per acre*. As drafted, this policy appears to prescribe multiple maximum densities rather than a range of densities with one maximum density, and as such is not a meaningful or predictable standard. Meaningful and predictable standards for the control of population densities and intensity of land use allowed in the specific future land use categories, in combination with the designation of these categories on the Future Land Use Map, provide the community with specific information on the appropriate location and intensity of future land use, and are necessary to enable planning for sufficient infrastructure to serve future populations and to facilitate compatibility with surrounding land uses.

Authority: Section 163.3177(1), F.S.; and, Section 163.3177(6)(a)1., and 3., F.S.

Recommendation: Revise the amendment to the table included in Policy 1.2.1 of the Future Land Use Element to establish a meaningful and predictable standard for the maximum density of residential land use allowed within its Mixed Use High future land use category.

4) Objection: Central Business Commercial Future Land Use Category – Lack of Meaningful and Predictable Standards; Internal Inconsistency

Proposed revised Policy 1.2.1 of the Future Land Use Element includes a table of [land] use by maximum density and by maximum lot coverage and by maximum height. This table specifies that a maximum density for Central Business Commercial use is not applicable, implying that residential use is not allowed within this category. However, proposed Policy 1.20.5 of the Future Land Use Element provides that those uses permitted within the Central Business Commercial use category shall be the same as those in the Commercial/Office category. Proposed Policy 1.20.4 establishes *residential (mixed) uses* as allowed uses within the Commercial/Office Category. Therefore, either Policy 1.2.1 fails to establish a specific standard to be followed in control of population densities within the Central Business Commercial use category, or Policy 1.20.5, inappropriately allows residential (mixed) use within the Central Business Commercial category. This discrepancy in the treatment of residential land use is an internal inconsistency. In addition, the combination of policies and table do not establish meaningful or predictable guidance as to the use and development of land within this Central Business Commercial future land use category.

Authority: Section 163.3177(1), and (2), F.S.; and, Section 163.3177(6)(a)1., and 3.h., F.S.

Recommendation: Revise the amendment to reconcile this internal inconsistency and clarify whether the City intends for the Central Business Commercial future land use category to allow residential use, and if so, to set an appropriate maximum residential density limit. If not, the City should revise Policy 1.20.5 of the Future Land Use Element to specify that residential (mixed) use is not allowed within the Central Business Commercial future land use category.

5) Objection: Neighborhood Redevelopment Overlay Future Land Use Category – Lack of Meaningful and Predictable Standards

Proposed revisions to Policy 1.17.1, Part 5, provide that the maximum density within the Neighborhood Redevelopment Overlay (NRO) may not exceed 90 du/ac (dwelling units per acre) *depending on availability of unassigned units*. As drafted, this Policy does not provide sufficient information on the maximum density limit for this overlay category, nor establish meaningful direction regarding precedent conditions when densities greater than 90 du/ac are appropriate, how much greater the densities may be, or what the maximum density limit is under other conditions.

Authority: Section 163.3177(1), F.S.; and, Section 163.3177(6)(a)1., and 3.h., F.S.

Recommendation: Revise the amendment to provide sufficient direction within Policy 1.17.1, Part 5, specifying when it is appropriate for development to exceed 90 dwelling units per acre, those requirements that may be applicable to enable development in excess of 90 dwelling units per acre, and by how much greater than 90 dwelling units per acre the land may be developed, presuming fulfillment of all applicable requirements for additional density.

6) Objection: Implementation of Recent Statutory Changes – Coastal Management Redevelopment Component Requirements

The City's September 11, 2014, Evaluation and Appraisal Notification response to the Department of Economic Opportunity specified that the ensuing amendment would include updates to reflect statutory changes. The adoption of the *Peril of Flood* legislation in 2015 modified Section 163.3178(2)(f)4., F.S., to require those local governments with Coastal Management Elements to include a redevelopment component within this Element, and for that component be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60. The City's Comprehensive Plan, as proposed to be amended, does not contain provisions implementing this requirement.

This legislation also modified Section 163.3178(2)(f)5., F.S., to specify that the redevelopment component of the Coastal Management Element require that any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, F.S., be consistent with Chapter 161, F.S. The City's Comprehensive Plan, as proposed to be amended, does not contain provisions implementing this requirement.

Authority: Section 163.3178(2)(f)4., F.S.; Section 163.3178(2)(f)5., F.S.; and, Section 163.3191(2), F.S.

Recommendation: Revise the amendment to identify post-flood and sea level rise redevelopment strategies and activities shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60; and, to require that any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, F.S., be consistent with Chapter 161, F.S.

II. The following Comments are offered to assist the City of North Miami. They will not be used as a basis for a challenge.

1) Comment: Capital Improvements Element – Schedule of Capital Improvements Update

The City's amendment does not include an updated schedule of capital improvements, although the City's Evaluation and Appraisal Notification letter to the Department, dated September 11, 2014, identified an updated five-year schedule of capital improvements as appropriate content for this amendment.

In response, consistent with the City's Evaluation and Appraisal Notification letter to the Department, dated September 11, 2014, the City should revise the Comprehensive Plan to provide an updated five-year schedule of capital improvements.

2) Comment: Transportation Element – Transit Oriented Development Districts.

Policy 2C.1.4 of the Transportation Element proposes to delete housing (i.e., residential use) from TOD (transit oriented development) districts. Residential use is a fundamental component of transit oriented development, providing a concentration of trip origins and destinations within immediate proximity of and access to transit service. The City's Comprehensive Plan does not provide any guidance or basis supporting this strategy.

In response, the City should revise the wording of this policy to restore housing as a component of TOD districts. Alternatively, the City should revise the Comprehensive Plan to provide a basis for eliminating housing as a component of TOD districts.

3) Comment: Transportation Element – Funding Sources for TCEA Mobility Strategies

Policy 2.A.2.2 of the Transportation Element states that “The City will commit to utilize a portion of the *revenues from developments* within the RAC to fund TCEA mobility strategies.” [*Italicized for emphasis*]. As drafted, this policy is not meaningful or predictable; it does not specify the potential sources of revenues, raising the question of the viability of this approach to funding.

In response, the City should revise the wording of this policy to clarify the potential sources of funding for mobility strategies.

4) Comment: Coastal Management Element – Inaccuracies

Policy 5D.3.2 of the Coastal Management Element specifies that: *The City’s Sustainable Administrator shall monitor the Florida Department of Economic Opportunity’s (DEO’s) “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.* As drafted, this policy contains some inaccuracies and would benefit from the following revision:

The City’s Sustainability Administrator shall review the Florida Department of Economic Opportunity’s (DEO) “Community Resiliency Initiative: Planning for Sea Level Rise,” as well as other State and Federal planning resources, as part of the City’s efforts to establish effective strategies to plan for and adapt to sea level rise.

5) Comment: Future Land Use Element – Consistent Terminology

The term, *City Arts District*, cited in the Monitoring and Evaluation provisions associated with Objective 1.7 of the Future Land Use Element, is inconsistent with terminology used in the subsequent implementing Policy 1.7.5, in which *Arts* has been struck-through (deleted) and replaced by *Downtown* (i.e., the *City Downtown District*).

In response, the City should revise the Objective 1.7 and/or Policy 1.7.5 to provide for consistent terminology within both.

6) Comment: Future Land Use Element – Timely Revisions to the Land Development Regulations

The Monitoring and Evaluation provisions associated with Objective 1.5 of the Future Land Use Element that, *The LDR will reflect updated Comprehensive Plan policies by September 2016*, will be out of date within less than one year after the amendment is adopted.

In response, the City should revise Objective 1.5 to state that *The LDR [Land Development Regulations] will be updated as applicable, to implement amendments to the Comprehensive Plan, within one year of the effective date of any such amendments.*

7) Comment: Future Land Use Element – Prerequisite for Annexation

Policy 1.2.10 of the Future Land Use Element refers to the City only considering County-*owned* land for annexation.

If this policy actually means lands *located within* unincorporated Miami-Dade County as opposed to *owned by* the County, it should be revised accordingly.

8) Comment: Future Land Use Element – Maximum Height Standards

Policy 1.2.1 of the Future Land Use Element includes a table of [land] use by maximum density and by maximum lot coverage and by maximum height. This table specifies that the maximum height for Open Space/Recreation is a FAR (floor area ratio) of 2.0. FAR is not a measure of height.

In response, the City should revise the table included within Policy 1.2.1 to establish a maximum height limit for Open Space/Recreation.

9) Comment: Future Land Use Element – Misconstruction of Entitlements

Policy 1.2.1 of the Future Land Use Element includes a table of [land] use by maximum density and by maximum lot coverage and by maximum height. This table provides a footnote specifying: *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.* This statement contains information that is neither meaningful nor predictable: *future land use categories* are not entitled with property rights.

It appears that the intent of the City, as expressed in this policy, is to limit land use intensity and residential density in the immediate vicinity of the Village of Biscayne Park. Accordingly, the City could consider revisions to the footnoting of the table included within Policy 1.2.1 to specify that residential uses located adjacent to the Village of Biscayne Park shall not be allowed to increase their entitlement.

10) Comment: Future Land Use Element – Vested Rights

Policy 1.2.7 of the Future Land Use Element specifies that vested rights application determinations for allowing restoration or reconstruction of structures that do not conform to density or height requirements that have been destroyed or redeveloped *shall be approved by the City Council.* The policy provides no other options for disposition of such applications nor any criteria for their approval.

In response, the City is encouraged to consider appropriate substantive and procedural standards for nonconforming structures that have been destroyed or will be redeveloped. The City should then revise this Policy accordingly.

11) Comment: Future Land Use Element – Brownfield Redevelopment

The Monitoring Measures for Objective 1.4 of the Future Land Use Element, relating to brownfield redevelopment, list actions that can be taken to help market and redevelop brownfields, including the development of a marketing plan to promote the use of environmentally contaminated sites for commercial or industrial uses. None of the monitoring measures include consideration of the important preliminary activities of an environmental analysis of brownfield sites and site mitigation in the redevelopment of brownfields.

In response, the City could revise Objective 1.4 to add consideration environmental analysis of brownfield sites and site mitigation as Monitoring Measures pertaining to the redevelopment of brownfields.

12) Comment: Future Land Use Element – City’s Role in the Development of Student Housing

Policy 1.10.13 of the Future Land Use Element specifies: “The City shall create student housing opportunities within the areas that are proximate to FIU, Johnson and Wales, and Barry University to establish.” In addition to being an incomplete sentence, this policy appears to cast the City as the developer of housing, which is an acceptable but nontraditional role. If this is not the intent of this policy, the policy should be revised to clarify the City’s role.

If Policy 1.10.13 does not clearly convey the City’s intent regarding its role in the creation of student housing, as drafted, the City is encouraged to revise this Policy accordingly.

13) Comment: Housing Element – City’s Communications with Developers of Student Housing

Proposed Policy 3A.6.6 of the Housing Element requires the City to evaluate housing opportunities within areas proximate to FIU, Johnson and Wales, and Barry University; and, to speak with student housing developers specializing in this specific real estate sector.

The City may wish to consider revising this policy to more clearly convey what the City intends to accomplish through these actions, and to provide further direction, as may be appropriate.

14) Comment: Future Land Use Element – Exceptions to LEED Certification Requirements for Structures within the CRA

Policy 1.13.4 of the Future Land Use Element specifies the preparation of an ordinance requiring all buildings in the CRA to have LEED certification, with an allowance for exception by the City Council. The policy is proposed to be revised, deleting the basis for granting exception, undue hardship, and providing the Council the ability to grant exception without basis. As such, the proposed revised policy would not provide meaningful and predictable standards for the use and development of land.

The City is encouraged to revise Policy 1.13.4 to provide the City Council with objective criteria or other objective basis for granting exception to the requirement for buildings in the CRA to obtain

LEED certification, or to accomplish the same through the provision meaningful guidelines for the content of more detailed land development and use regulations.

15) Comment: Future Land Use Element – Inaccurate Cross-reference

Policy 1.13.4 of the Future Land Use Element includes a reference to Objective 1.10; due to proposed revisions included in this amendment, that reference is in error; it should be revised to reference Objective 1.13.

16) Comment: Future Land Use Element – Floating Dwelling Units Concept

Proposed Objective 1.15 of Future Land Use Element, relating to floating dwelling units and commercial use, should be supported with some discussion/explanation within the text of these concepts and how they may be applied. The term “floating dwelling unit” is not defined.

17) Comment: Future Land Use Element – Bicycle and Transit Infrastructure Provision

Policy 1.16.4 of the Future Land Use Element specifies that safe and secure bike parking should be required and well-lit and shaded bus stops should be provided but does not say by whom and in what contexts.

The City is encouraged to revise Policy 1.16.4 to specify that applicable standards and requirements for the design and provision of these facilities shall be established in the City’s land development regulations.

18) Comment: Future Land Use Element – Inconsistent Height Standards

Policy 1.17.1, Part 2, as proposed to be revised, specifies that the permitted height within the NRO Future Land Use Map overlay is 90 feet, with provisions for an additional 40 feet of height. The entirety of the Central Business Commercial Future Land Use Map category is depicted as located within the NRO on the proposed Future Land Use Map included in the amendment. Text annotation provided next to Central Business Commercial information in the Future Land Use Map’s key states *150 feet*, presumably meant as the height limit associated with this category.

The table of use by maximum density by maximum lot coverage by maximum height included in Policy 1.2.1 of the Future Land Use Element specifies that the maximum height for the Central Business Commercial District use is 110 feet, or 150 through the use of incentives. It would appear that these two maximum height limits specified for the Central Business Commercial Future Land Use Map category exceed the maximum potential height of 130 feet established by the NRO and are therefore in conflict with the NRO.

In response, the City is encouraged to revise Policy 1.17.1, the table within Policy 1.2.1, and annotation on the Future Land Use Map to provide consistent treatment regarding the maximum structural height within the Central Business Commercial category and the NRO.

19) Comment: Future Land Use Element – Description of Location of Planned Corridor Development Overlay Future Land Use Category

Proposed Objective 1.18 of the Future Land Use Element, states that the Planned Corridor Development (PCD) overlay shall be provided along NW 7th Avenue, NE 6th Avenue, NE 125th Street, West Dixie Highway and *a portion* of Biscayne Boulevard. This corridor overlay is intended to promote the mutual reinforcement of public investments and private development of land. Based upon this objective, it is not clear what portion (segment) of Biscayne Boulevard should be included within the PCD overlay.

In response, the City is encouraged to revise Objective 1.18 to identify the appropriate portion/segment of Biscayne Boulevard that should be included within the PCD overlay.

20) Comment: Future Land Use Element – NOMI Character

Proposed Policy 1.18.2 of the Future Land Use Element, states, that the land development regulations that implement the PCD overlay, should foster multi-story mixed-use areas with “NOMI” character. It is not clear whether/where in the Comprehensive Plan or land development regulations *NOMI character* is described/defined.

To improve the meaningfulness of this guidance, the City could revise the Comprehensive Plan to define or describe NOMI character, or to provide that it will be described within the City’s land development regulations or design guidelines.

21) Comment: Intergovernmental Coordination Element – Water Supply Facilities Work Plan Adoption Reference

Policy 8.4.2 of the Intergovernmental Coordination Element specifies that the City shall incorporate their 16-Year Water Supply Facilities Work Plan Update (WSP) into the Comprehensive Plan within 18 months of the effective date of the Regional Water Supply Plan update.

To prevent any confusion, and to clearly affirm adoption of the WSP, the City should consider revising this provision to specify that the City hereby adopts and incorporates by reference its 2015 16-Year Water Supply Facilities Work Plan Update into the Comprehensive Plan.

**SUBMITTAL OF
ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR STATE COORDINATED REVIEW**

Section 163.3184(4), Florida Statutes

May 2011

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

[Continued on reverse]

_____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency to the ORC report from the State Land Planning Agency.



September 11, 2014

RECEIVED
Bureau of Community Planning

SEP 23 2014

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

Div. of Community Development
Dept. of Economic Opportunity

**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.

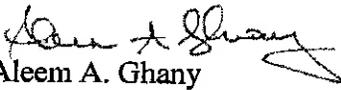


Mr. Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity
September 11, 2014 – Page 2

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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111 Avenue
Miami, Florida 33172-5800

JIM BOXOLD
SECRETARY

December 16, 2015

Mr. Eric Swanson
The Mellgren Planning Group, Inc.
3350 NW 53 Street, Suite 101
Fort Lauderdale, Florida 33309

Subject: Updated Comments for the Proposed Comprehensive Plan Amendment, North Miami #15-2ER

Dear Mr. Swanson:

The Florida Department of Transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendment, North Miami #15-2ER*. The District has reviewed the amendment package along with the supplemental correspondence provided by your office on December 9, 2015, per *Chapter 163 Florida Statutes* and has found no impacts to transportation resources and facilities of State importance.

Please contact me at 305-470-5445 if you have any questions concerning our response.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Jeffries".

Kenneth Jeffries
Transportation Planner

Cc: Harold Desdunes, PE, Florida Department of Transportation, District 6
Lisa Colmenares, AICP, Florida Department of Transportation, District 6
Ray Eubanks, Department of Economic Opportunity



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 11 Avenue
Miami, Florida 33172-5800

JIM BOXOLD
SECRETARY

November 19, 2015

Mr. Eric Swanson
The Mellgren Planning Group, Inc.
3350 NW 53 Street, Suite 101
Fort Lauderdale, Florida 33309

Subject: Comments for the Proposed Comprehensive Plan Amendment, North Miami #15-2ER

Dear Mr. Swanson:

The Florida Department of Transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendment, North Miami #15-2ER*. The District has reviewed the amendment package per *Chapter 163 Florida Statutes* and offers the following technical comments:

1. The proposed amendments of the Future Land Use Element text and Future Land Use Map (FLUM) will allow for a significant increase in allowable development densities within the City. The application provides no transportation analysis. A transportation analysis examining facilities of State importance should be incorporated in the application to determine any adverse impacts and potential areas of mitigation.

Please contact me at 305-470-5445 if you have any questions concerning our response.

Sincerely,

Kenneth Jeffries
Transportation Planner

Cc: Harold Desdunes, PE, Florida Department of Transportation, District 6
Lisa Colmenares, AICP, Florida Department of Transportation, District 6
Ray Eubanks, Department of Economic Opportunity

Eubanks, Ray

From: Manning, Terese <tmanning@sfwmd.gov>
Sent: Thursday, November 05, 2015 12:05 PM
To: DCPexternalagencycomments
Cc: Michelle C. Mellgren, AICP (michele@floridaplanning.net); Tanya Wilson-Sejour (tsejour@northmiamifl.gov); eric@floridaplanning.net; Isabel Cosio Carballo (isabelc@sfrpc.com); Isabel Moreno; Stansbury, James; Mark R. Woerner (mwoerner@miamidade.gov); Maria A. Valdes (MAVALD@miamidade.gov); 'asorey@northmiamifl.gov'
Subject: City of North Miami, DEO #15-2ER Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of North Miami (City). The amendment package includes the City's Evaluation and Appraisal Review Amendment and re-submittal of the City's Water Supply Facilities Work Plan (Work Plan). The District offers the following recommendations for revising the proposed amendment package and requests that the City address these recommendations prior to adopting the amendment:

- Revise Infrastructure Element Objective 4D.2, Infrastructure Element Policies 4D.2.7 and 4D.2.10, and Capital Improvements Element Policy 11.4.7 to specifically include the date the Work Plan is adopted by ordinance by the North Miami City Council.
- Revise Infrastructure Element Policy 4D.2.8 to reference the Miami-Dade County Work Plan as being adopted by ordinance by the Miami-Dade County Board of County Commissioners on February 4, 2015, not January 13, 2015.
- Revise the City's Water Supply Facilities Work Plan, Capital Improvements Element Policy 11.4.6, and Capital Improvements Element Appendix A: Five-Year Proposed Capital Improvement Program to include capital improvement needs for five years after adoption of the City's Comprehensive Plan amendment (current schedule only shows four years).
- Include in the Work Plan a description of the implementation of the Mandatory Year-Round Landscape Irrigation Conservation Measures as detailed in 40E-24, Florida Administrative Code.
- Consider revising the reference to "xeriscaping" in Infrastructure Element Objective 4D.7 to "Florida-friendly landscaping". Section 373.185, Florida Statutes, was revised in 2009 to replace xeriscaping with Florida-friendly landscaping.

The District offers its technical assistance to the City and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District at the address below. Please contact me if you need assistance or additional information.

Sincerely,

Terry Manning, Policy and Planning Analyst
South Florida Water Management District
Water Supply Implementation Unit
3301 Gun Club Road, MSC 4223
West Palm Beach, FL 33406
Phone: 561-682-6779
Fax: 561-681-6264

Harris, Donna

From: Stahl, Chris <Chris.Stahl@dep.state.fl.us>
Sent: Wednesday, November 11, 2015 3:01 PM
To: DCPexternalagencycomments
Cc: Craig, Kae; tsejour@northmiamifl.gov
Subject: North Miami 15-2ER – Proposed

To: Ray Eubanks, Community Planning

Re: North Miami 15-2ER – Expedited Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Chris.Stahl@dep.state.fl.us or (850) 245-2169 for assistance or additional information. Please send all amendments, both proposed and adopted, to Plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000

Chris Stahl





State Board of Education

Marva Johnson, *Chair*
John R. Padget, *Vice Chair*
Members
Gary Chartrand
Rebecca Fishman Lipsey
Michael Olenick
Andy Tuck

Pam Stewart
Commissioner of Education

November 3, 2015

Mr. D. Ray Eubanks, Plan Processing Administrator
Division of Community Development
Department of Economic Opportunity
107 East Madison Street
Tallahassee, Florida 32399-4120
Via Email: DCPexternalagencycomments@dco.myflorida.com

Re: North Miami 15-2ER

Dear Mr. Eubanks:

Thank you for the opportunity to review the City of North Miami's proposed 15-2ER amendment package. The Florida Department of Education viewed the amendment in Florida PAPERS, and reviewed it according to the department's responsibilities under section 163.3184(3), Florida Statutes. The review considered the proposal's compliance with the provisions of chapter 163, Part II, F.S., and to whether the proposal, if adopted, would have potential to create significant adverse effects on public school facilities.

The amendment relates to the update of the city's comprehensive plan following the evaluation and appraisal review. Because the amendment does not appear to have the potential to adversely affect public educational facilities, I offer no comment.

Again, thank you for the opportunity to review the amendment. If you have questions about this letter, or if I may be of assistance, please contact me at 850-245-9312 or tracy.suber@fldoe.org.

Sincerely,

Tracy D. Suber
Growth Management and Facilities Policy Liaison

cc: Mr. Ivan Rodriguez, Miami-Dade County Public Schools
Mr. James Stansbury, DEO/State Land Planning Agency

Thomas H. Inserra
Director, Office of Educational Facilities



MEMORANDUM

AGENDA ITEM #III.D

DATE: NOVEMBER 2, 2015

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT
 CONSENT AGENDA - ADDENDUM

Pursuant to Section 163.3184, Florida Statutes, Council review of Amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the following map and text amendments:

Local Government and Plan Amendment Number	Proposed	Adopted	Proposed Council Review Date and Consistency Finding	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Hialeah 15-3ER (received 10-28-15)	N/A	v	11/02/2015	10/13/2015	Unanimously
This amendment adopted the City of Hialeah's Evaluation and Appraisal report-based text amendments to the City's Comprehensive Plan 2003-2015. The City revised its Ear-based text amendments based upon DEO's comments and objections report.					

City of North Miami 15-2ER (received 10-26-15)	v	N/A	11/02/2015	10/13/2015	5-0
This proposed amendment amends the eleven (11) Elements of the North Miami Comprehensive Plan adding a climate change element.					
City of Plantation 15- (received 10-28-15)	N/A	v	11/02/2015	10/21/2015	Unanimously
This amendment adopts the annual amendment to the Capital Improvements Element of the Comprehensive Plan of the City of Plantation. This is to undertake capital improvements necessary to keep present public facilities in good conditions and to accommodate new and existing development by preserving, modifying, and replacing existing infrastructure within sound fiscal practices.					

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the table above generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



Michele C. Mellgren, AICP
President

*Professional Planning, Zoning
and Land Use Consulting Services*

April 1, 2016

Julie Dennis, Interim Director
Division of Community Development
Florida Department of Economic Opportunity
107 East Madison Street
Tallahassee, FL 32399

RE: Responses to Objections, Recommendations, and Comments (ORC) Report, City of North Miami Proposed Comprehensive Plan Amendment No. 15-2ER

Dear Ms. Dennis:

The following are our responses to the Department's objections to the Amendment. We have included paraphrased objections recorded by the State.

Objection 1: Future Land Use Map Amendments Not Identified. Revise the amendment to identify, describe, and support all of the proposed amendments to the Future Land Use Map.

Response: Staff provided supplemental information to the Department of Economic Opportunity (DEO) and the Florida Department of Transportation (FDOT) to identify, describe, and support all of the proposed future land use map amendments on December 9, 2015. The supplemental information was determined satisfactory and FDOT subsequently updated its position by stating that no impacts to transportation resources and facilities were observed. DEO staff indicated that the information provided did not provide satisfactory explanation to the impact on the Future Land Use Map.

To clarify the impact on the Future Land Use Map, during the prior update to the City of North Miami's Comprehensive Plan and Future Land Use Map (FLUM) in 2007, the City desired to increase residential density and non-residential intensity to encourage development and redevelopment in specific areas of the City. To accomplish this without creating any additional impacts, we calculated the maximum density that would be permitted in the single-family detached neighborhoods given the land use, and compared that to the actual number of units or vacant lots that could accommodate units. We performed a similar exercise for non-residential areas of the City. This analysis resulted in an identification of an excess 8,050 residential units and 750,000 square feet of non-residential development that could be redistributed around the City without creating any additional impacts.

This additional development was vetted through the [then] Department of Community Affairs (DCA). The City agreed to limit the residential redistributed or “floating” units to 5,000, and was allowed to retain the 750,000 square feet of non-residential development. All of the objections, recommendations and comments issued by the DCA were resolved, and the current plan was adopted by Ordinance Number 1248 on December 11, 2007.

The floating units and intensity that were adopted in 2007 was assigned to specific areas in the City. With this current update, the City desires to make the potential for additional development available throughout the City. Hence, Policy 1.17.1 is struck though in the transmitted update, and a new Objective 1.15 has been added. The net effect of this does not increase density or impacts, but merely allows this vested additional development to occur throughout the City as the market dictates.

With this update, the City Council directed four (4) land use plan amendments, one (1) modification to the existing Neighborhood Redevelopment Overlay, and the creation of the Planned Community Urban Design Overlay which describes an approved and entitled master planned development (which is depicted on the map, but not evaluated for impact in Exhibit A, because the development impact was previously approved). The amendment sites will reduce the pool of 5,000 bonus dwellings and 750,000 square feet of non-residential development previously approved within a specific area. However, because developments are not yet approved within these four (4) amended areas and the number of available units will change as developments are approved, it is not possible to calculate a fixed impact and proportionately reduce the size of the pool. Therefore, the 2,500 total available floating units reserved for use within the NRO; 2,500 total available floating units reserved for use anywhere outside of the NRO; and 750,000 square feet non-residential use for any area within the NRO, is contained in the text of Comprehensive Plan Objective 1.15 – Floating Dwelling Units & Commercial Use – will remain the same. Text will specify that future development of residential units and non-residential development will be tracked administratively and deducted from the pool accordingly at the time of development approval. The calculations for the minimum impact resulting from the proposed land use plan amendments, and the FLUM that identifies these proposed amendment sites, are attached as Exhibit A and B.

Objection 2: Future Land Use Map Series/Coastal Management Element. Revise the amendment to the Coastal Management Element to include the statutory definition of Coastal High-Hazard Area and to depict the Coastal High-Hazard Area on the Future Land Use Map.

*Response: Policy 5A.1.11 under the Coastal Management Element was added to support the statutory definition of the Coastal High-Hazard Area, as required by Section 163.3178(2) (h), F.S. The Coastal Management Element is also supported by a new Coastal High-Hazard Map that is based upon the latest data published by the Florida Division of Emergency Management. A map of Hurricane Evacuation Zones has been provided in the Comprehensive Plan as **Appendix C**.*

Objection 3: Mixed Use High Future Land Use Category. Revise Policy 1.2.1 of the Future Land Use Element to establish a meaningful and predictable standard for the maximum density of residential land use allowed within its Mixed Use High future land use category.

Response: Policy 1.2.1 of the Future Land Use Element was updated to support one (1) maximum density of 45 dwelling units per acre. A footnote was added to indicate that mixed land use categories may allow an additional density bonus not to exceed 15 du/ac, if developed in accordance with the policies contained in Policy 1.20.6 and Policy 1.16.1 in the City's Land Development Regulations.

Objection 4: Central Business Commercial Future Land Use Category. Revise the amendment to reconcile this internal inconsistency and clarify whether the City intends for the Central Business Commercial future land use category to allow residential use, and if so, to set an appropriate maximum residential density limit.

Response: Policy 1.20.5 of the Future Land Use Element has been updated to specify allowable uses within the Central Business Commercial future land use category. Please note that the Central Business Commercial District supports mixed use residential only within the Neighborhood Redevelopment Overlay and the Planned Corridor Development Overlay. The maximum permissible density is described in Policy 1.2.1.

Objection 5: Neighborhood Redevelopment Overlay Future Land Use Category – Lack of Meaningful and Predictable Standards

Response: The portion of the NRO that is located within the Planned Community Development Overlay (PCDO) is governed by Policy 1.18.3. Policy 1.17.1 has been revised to include Policy 1.18.3.

Objection 6: Implementation of Recent Statutory Changes - Coastal Management Redevelopment Component Requirements. The City's September 11, 2014, Evaluation and Appraisal Notification response to the Department of Economic Opportunity specified that the ensuing amendment would include updates to reflect statutory changes. The adoption of the Peril of Flood legislation in 2015 modified Section 163.3178(2) (f) 4., F.S., to require those local governments with Coastal Management Elements to include a redevelopment component within this Element, and for that component be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Response: The amendment is updated to include post-flood and sea level rise redevelopment strategies and activities that are consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code (FS 163.3178(2)(f)4 and applicable flood plain management regulations set forth in 44 C.F.R. part 60; and, require that any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, F.S., be consistent with Chapter 161, F.S. Policies 5A.1.1, 5A.1.12, 5A.2.11, 5A.2.12, and 5A.4 have been updated or added to reflect this language.

The following Comments are offered to assist the City of North Miami. They will not be used as a basis for a challenge.

- 1) **Comment: Capital Improvements Element - The City's amendment does not include an updated five-year schedule of capital improvements as appropriate content for this amendment.**

Response: An updated 5-year schedule of capital improvements has been added to the Capital Improvement Element and is consistent with the City's Evaluation and Appraisal Notification letter to the Department, dated September 11, 2014.

- 2) **Comment: Transportation Element - Transit Oriented Development Districts. Policy 2C.1.4 of the Transportation Element proposes to delete housing (i.e., residential use) from TOD (transit oriented development) districts.**

Response: The wording of Policy 2C.1.4 of the Transportation Element has been revised to restore housing as a component of TOD districts. The City views residential use as a fundamental component of transit oriented development.

- 3) **Comment: Transportation Element -Funding Sources for TCEA Mobility Strategies. Policy 2.A.2.2 of the Transportation Element states that "The City will commit to utilize a portion of the revenues from developments within the RAC to fund TCEA mobility strategies. As drafted, this policy is not meaningful or predictable; it does not specify the potential sources of revenues, raising the question of the viability of this approach to funding.**

Response: The wording of Policy 2.A.2.2 of the Transportation Element has been revised to clarify that the City shall support the development of economic incentive policies within the TCEA to promote mobility strategies.

- 4) **Comment: Coastal Management Element-Inaccuracies. Policy 5D.3.2 of the Coastal Management Element contains some inaccuracies and would benefit from a revision.**

Response: Policy 5D.3.2 of the Coastal Management Element has been revised to address the identified inconsistency with the following language: "The City's Sustainability Administrator shall review the Florida Department of Economic Opportunity's (DEO) 'Community Resiliency Initiative: Planning for Sea Level Rise,' as well as other State and Federal planning resources, as part of the City's efforts to establish effective strategies to plan for and adapt to sea level rise."

- 5) **Comment: Future Land Use Element - Consistent Terminology with Objective 1.7 and Policy 1.7.5.**

Response: Objective 1.7 and Policy 1.7.5 are both updated to support consistent terminology.

- 6) **Comment: Future Land Use Element - Timely Revisions to the Land Development Regulations. The Monitoring and Evaluation provisions associated with Objective 1.5 of the Future Land Use Element that, The LDR will reflect updated Comprehensive Plan policies by September 2016, will be out of date within less than one year after the amendment is adopted.**

Response: Objective 1.5 is updated to state that "the LDR [Land Development Regulations] will be updated as applicable, to implement amendments to the Comprehensive Plan, within one year of the effective date of any such amendments."

- 7) **Comment: Future Land Use Element -Prerequisite for Annexation. Policy 1.2.10 of the Future Land Use Element refers to the City only considering County-owned land for annexation.**

Response: Policy 1.2.10 of the Future Land Use Element is updated to clarify that lands considered for annexation will be located within unincorporated Miami-Dade County.

- 8) **Comment: Future Land Use Element - Maximum Height Standards. Policy 1.2.1 of the Future Land Use Element includes a table of [land] use by maximum density and by maximum lot coverage and by maximum height. This table specifies that the maximum height for Open Space/Recreation is a FAR (floor area ratio) of 2.0.**

Response: No changes will be made to the current FAR of 2.0 for Open Space/Recreation as noted in Policy 1.2.1.

- 9) **Comment: Future Land Use Element -Misconstruction of Entitlements. Policy 1.2.1 of the Future Land Use Element includes a table of [land] use by maximum density and by maximum lot coverage and by maximum height. This table provides a footnote specifying any residential use category immediately north of the Village of Biscayne Park (121st Street boundary), may not exceed their current entitlement and issues subject to strict design standards further established in Permitted Uses section of this Element.**

Response: The footnote of Policy 1.2.1 has been modified to state that residential uses located immediately north of the Village of Biscayne Park (121st Street boundary) shall not be allowed to increase their density or intensity. Reference to entitlements has been removed.

- 10) **Comment: Future Land Use Element - Vested Rights. Policy 1.2.7 of the Future Land Use Element specifies that vested rights application determinations for allowing restoration or reconstruction of structures that do not conform to density or height requirements that have been destroyed or redeveloped shall be approved by the City Council. The policy provides no other options for disposition of such applications nor any criteria for their approval.**

Response: Language in Policy 1.2.7 has been updated to establish approval criteria based on City Land Development Regulations.

- 11) **Comment: Future Land Use Element - Brownfield Redevelopment. The Monitoring Measures for Objective 1.4 of the Future Land Use Element, relating to brownfield redevelopment, list actions that can be taken to help market and redevelop brownfields. None of the monitoring measures include consideration of preliminary activities of an environmental analysis**

of brownfield sites and site mitigation in the redevelopment of brownfields.

Response: Objective 1.4 is updated to add "Encourage consideration of environmental analysis of brownfield sites and site mitigation as Monitoring Measures pertaining to the redevelopment of brownfields."

- 12) Comment: Future Land Use Element - City's Role in the Development of Student Housing. Policy 1.10.13 of the Future Land Use Element.**

Response: Policy 1.10.13 of the Future Land Use Element has been revised to correctly state the role of the City. Please also note the following policy (1.10.14) that discusses one of the City's roles in the promotion of student housing.

- 13) Comment: Housing Element -City's Communications with Developers of Student Housing. Proposed Policy 3A.6.6 of the Housing Element.**

Response: Policy 3A.6.6 of the Housing Element has been updated to more clearly convey what the City intends to accomplish through these actions, and to provide further direction.

- 14) Comment: Future Land Use Element - Exceptions to LEED Certification Requirements for Structures within the CRA. Policy 1.13.4 of the Future Land Use Element specifies the preparation of an ordinance requiring all buildings in the CRA to have LEED certification, with an allowance for exception by the City Council. The policy is proposed to be revised, deleting the basis for granting exception, undue hardship, and providing the Council the ability to grant exception without basis.**

Response: Policy 1.13.4 of the Future Land Use Element has been updated to remove the ability to grant exception to the LEED certification requirement.

- 15) Comment: Future Land Use Element - Inaccurate Cross-reference. Policy 1.13.5 of the Future Land Use Element includes a reference to Objective 1.10; due to proposed revisions included in this amendment, that reference is in error; it should be revised to reference Objective 1.13.**

Response: The cross-reference has been corrected.

- 16) Comment: Future Land Use Element - Floating Dwelling Units Concept. Proposed Objective 1.15 of Future Land Use Element, relating to floating dwelling units and commercial use, should be supported with some discussion/explanation within the text of these concepts and how they may be applied. The term "floating dwelling unit" is not defined.**

Response: The "floating dwelling unit" concept is supported with discussion/explanation within the text of Volume 2: Data, Inventory, and Analysis of North Miami's Comprehensive Plan. In addition, the City provided the State with ample information on the methodology that derived the allowable "floating units" and non-residential development square footage. The additional development was vetted

through the (then) Department of Community Affairs (DCA) in 2007. The response to Objection 1 clarifies the revisions that have been made to Objective 1.15.

- 17) **Comment: Future Land Use Element - Bicycle and Transit Infrastructure Provision.** Policy 1.16.4 of the Future Land Use Element specifies that safe and secure bike parking should be required and well-lit and shaded bus stops should be provided but does not say by whom and in what contexts.

Response: Policy 1.16.4 is updated to specify that safe and secure bike parking should be provided by developers.

- 18) **Comment: Future Land Use Element -Inconsistent Height Standards.** Policy 1.17.1, Part 2, as proposed to be revised, specifies that the permitted height within the NRO Future Land Use Map overlay is 90 feet, with provisions for an additional 40 feet of height. The entirety of the Central Business Commercial Future Land Use Map category is depicted as located within the NRO on the proposed Future Land Use Map included in the amendment. Text annotation provided next to Central Business Commercial information in the Future Land Use Map's key states 150feet, presumably meant as the height limit associated with this category. The table of use by maximum density by maximum lot coverage by maximum height included in Policy 1.2.1 of the Future Land Use Element specifies that the maximum height for the Central Business Commercial District use is 110 feet, or 150 through the use of incentives. It would appear that these two maximum height limits specified for the Central Business Commercial Future Land Use Map category exceed the maximum potential height of 130 feet established by the NRO and are therefore in conflict with the NRO.

Response: Policy 1.17.1 and Policy 1.2.1 have been updated to provide consistent treatment regarding the maximum structural height within the Central Business Commercial category and the NRO.

- 19) **Comment: Future Land Use Element - Description of Location of Planned Corridor Development Overlay Future Land Use Category.** Proposed Objective 1.18 of the Future Land Use Element, states that the Planned Corridor Development (PCD) overlay shall be provided along NW 7th Avenue, NE 6th Avenue, NE 125th Street, West Dixie Highway and a portion of Biscayne Boulevard. This corridor overlay is intended to promote the mutual reinforcement of public investments and private development of land. Based upon this objective, it is not clear what portion (segment) of Biscayne Boulevard should be included within the PCD overlay.

Response: Objective 1.18 and Policy 1.18.3(3) provide clarity with respect to the portions of Biscayne Blvd. that are supported by the PCD overlay. The City's Future Land Use Map also illustrates the portion of Biscayne Blvd. that is supported by the PCD overlay and should be referenced.

- 20) **Comment: Future Land Use Element -NOMI Character.** Proposed Policy 1.18.2 of the Future Land Use Element, states, that the land development regulations that implement the PCD overlay, should foster multi-story mixed-use areas with "NOMI" character. It is not clear whether/where in the

Comprehensive Plan or land development regulations NOMI character is described/defined.

Response: The phrase "NOMI character" has been removed from the text.

- 21) Comment: Intergovernmental Coordination Element - Water Supply Facilities Work Plan Adoption Reference. Policy 8.4.2 of the Intergovernmental Coordination Element specifies that the City shall incorporate their 16-Year Water Supply Facilities Work Plan Update (WSP) into the Comprehensive Plan within 18 months of the effective date of the Regional Water Supply Plan update.**

Response: To prevent any confusion, Policy 8.4.2 of the Intergovernmental Coordination Element is revised to specify that the City "hereby adopts and incorporates by reference its 2015 16-Year Water Supply Facilities Work Plan Update into the Comprehensive Plan."

I trust that our responses satisfy the intent of the to the Department's objections. Enclosed, please find three (3) copies: one (1) hardcopy, and two (2) electronic copies in PDF format) of the following documents detailed below. Please note that the entire Comprehensive Plan and associated text amendments to several elements are included in both electronic copies.

- Cover Letter
- Public Advertisement
- Certified Motion
- Ordinance
- Text Amendments
- Staff Report

Please contact me with any questions or concerns.

Sincerely,

Michele C. Mellgren, AICP

EXHIBIT A
FLUM CALCULATIONS

Parcel ID on Map	Acres	Existing Land Use	DU and/or SQ FT Impact	Proposed Land Use	DU and/or SQ FT Impact	DU and/or SQ FT DIFFERENCE
1	7.96	Low Density Residential (5.1 du/ac)	40.6 du	Mixed Use Medium (40 du/ac, 85% lot coverage)*	318.4 du 294,727 sq. ft.	277.8 du 294,727 sq. ft.
2	6.2	Medium Density Residential (16.3 du/ac)	101.1 du	Mixed Use Medium (40 du/ac, 85% lot coverage)*	248 du 229,561.2 sq. ft.	146.9 du 229,561.2 sq. ft.
						28,880.3 sq. ft.
3	5.9	Low Medium Residential (12 du/ac)	70.8 du	Bayshore Drive (100 du/ac)	590 du	519.2 du
4	2.69	Low Density Residential (5.1 du/ac)	13.72 du	NRO Expansion (90 du/ac, 80% lot coverage)	1,422.9 du 550,946.88 sq. ft.	1409.18 du
	13.12	Community Facility (80% lot coverage)	457,206 sq. ft.			93,740 sq. ft.
5	236.43	Commercial/Office (85% lot coverage)	8,754,057.18 sq.ft.	Planned Corridor Development Overlay (Varies – See Policy 1.18.3)	TBD**	TBD**
6***		Planned Community Urban Design Overlay				
NET TOTAL ¹						2,443.08 du 618,028.2 sq. ft.

¹ 2007 approved pool of units and square footage will be reduced and tracked administratively.

* Mixed use calculations assume one (1) floor of commercial, and do not account for any density bonuses.

** Because the height and permitted density varies by corridor within the PCD Overlay as defined by Policy 1.18.3, and (as previously stated) bonus density is available under certain conditions, the precise impact cannot be determined until development applications are received.

*** This describes an approved and entitled master planned development (which is depicted on the map, but not evaluated for impact in Exhibit A, because the development impact was previously approved and does not impact the floating unit allocation).

EXHIBIT B
FUTURE LAND USE MAP - PROPOSED CHANGES



*Professional Planning, Zoning
and Land Use Consulting Services*

March 16, 2016

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
107 East Madison Street
Tallahassee, Florida 32399-4120

Re: Response to FDOT Comment, North Miami No. 15-2R

Dear Mr. Eubanks:

The Florida Department of Transportation, District Six, reviewed the City of North Miami's Evaluation and Appraisal Report amendment package and offered the following technical comment that is detailed below. Following that is a response from the City that clarifies the matter.

Florida Department of Transportation (FDOT) Comment:

The Proposed amendments of the Future Land Use Element text and Future Land Use Map (FLUM) will allow for a significant increase in allowable development densities within the City. The application provides no transportation analysis. A transportation analysis examining facilities of State importance should be incorporated in the application to determine any adverse impacts and potential areas of mitigation.

Applicant Response:

During the prior update to the City of North Miami's Comprehensive Plan and Future Land Use Map (FLUM) in 2007, the City desired to increase residential density and non-residential intensity to encourage development and redevelopment in specific areas of the City. To accomplish this without creating any additional impacts, we calculated the maximum density that would be permitted in the single-family detached neighborhoods given the land use, and compared that to the actual number of units or vacant lots that could accommodate units. We performed a similar exercise for non-residential areas of the City. This analysis resulted in an identification of an excess 8,050 residential units and 750,000 square feet of non-residential development that could be redistributed around the City without creating any additional impacts.

This additional development was vetted through the [then] Department of Community Affairs (DCA). The City agreed to limit the residential redistributed or "floating" units to 5,000, and was allowed to retain the 750,000 square feet of non-residential development. All of the objections, recommendations and comments issued by the DCA were resolved, and the current plan was adopted by Ordinance Number 1248 on December 11, 2007.

The floating units and intensity that were adopted in 2007 was assigned to specific areas in the City. With this current update, the City desires to make the potential for additional development available throughout the City. Hence, Policy 1.17.1 is struck through in the transmitted update, and a new Objective 1.15 has been added. The net effect of this does not increase density or impacts, but merely allows this vested additional development to occur throughout the City as the market dictates.

With this update, the City Council directed four (4) land use plan amendments, one (1) modification to the existing Neighborhood Redevelopment Overlay, and the creation of the Planned Community Urban Design Overlay which describes an approved and entitled master planned development (which is depicted on the map, but not evaluated for impact in Exhibit A, because the development impact was previously approved). The amendment sites will reduce the pool of 5,000 bonus dwellings and 750,000 square feet of non-residential development previously approved within a specific area. However, because developments are not yet approved within these four (4) amended areas and the number of available units will change as developments are approved, it is not possible to calculate a fixed impact and proportionately reduce the size of the pool. Therefore, the 2,500 total available floating units reserved for use within the NRO; 2,500 total available floating units reserved for use anywhere outside of the NRO; and 750,000 square feet non-residential use for any area within the NRO, is contained in the text of Comprehensive Plan Objective 1.15 – Floating Dwelling Units & Commercial Use – will remain the same. Text will specify that future development of residential units and non-residential development will be tracked administratively and deducted from the pool accordingly at the time of development approval. The calculations for the minimum impact resulting from the proposed land use plan amendments, and the FLUM that identifies these proposed amendment sites, are attached as Exhibit A and B.

This information should clarify the history of the City of North Miami Comprehensive Plan, and the changes that are being proposed. However, please feel free to call if you need any additional information.

Sincerely,



Michele Mellgren, AICP
President

cc: Adam Biblo, AICP, Department of Economic Opportunity
Harold Desdunes, PE, Florida Department of Transportation, District 6
Lisa Colmenares, AICP, Florida Department of Transportation, District 6

EXHIBIT A
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*** This describes an approved and entitled master planned development (which is depicted on the map, but not evaluated for impact in Exhibit A, because the development impact was previously approved and does not impact the floating unit allocation).

EXHIBIT B
FUTURE LAND USE MAP – EXISTING

Legend

	Land Use Plan Amendment Locations		Central Business Commercial (110 ft.)
	Neighborhood Redevelopment Overlay Boundary		Mixed Use Low (55 ft., 25 DU/AC)
	CRA Boundary		Mixed Use Medium (75 ft., 40 DU/AC)
	Central City District Node Boundary		Mixed Use High (110 ft., 45 DU/AC)
	City Boundary		Industrial
	Village of Biscayne Park Height Transition Zone		Community Facility (55 ft.)
	Low Density Residential (35 ft., 5.1 DU/AC)		Community Facility-University (110 ft.)
	Low-Medium Density Residential (35 ft., 12 DU/AC)		Utility
	Medium Density Residential (75 ft., 16.3 DU/AC)		Open Space/Recreation
	High Density Residential (110 ft., 25 DU/AC)		Water
	Residential Office		Conservation
	Commercial /Office (55 ft.)		Wetlands

CITY OF NORTH MIAMI

Future Land Use

Land Use Plan Amendments



Note: Please refer to the corresponding table for additional information about each land use plan amendment location

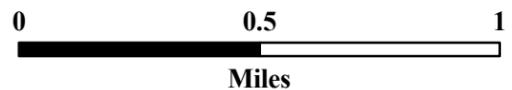
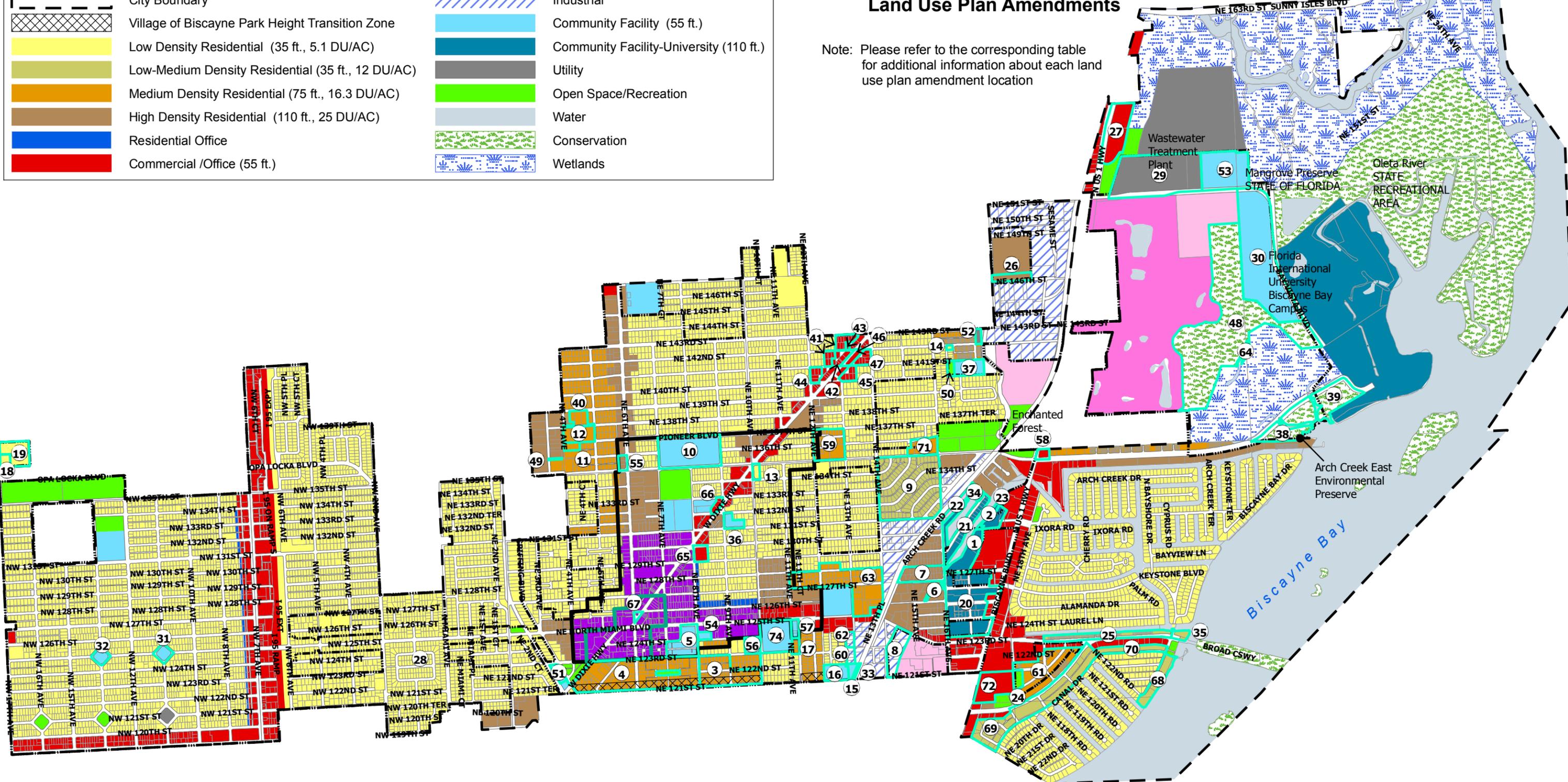


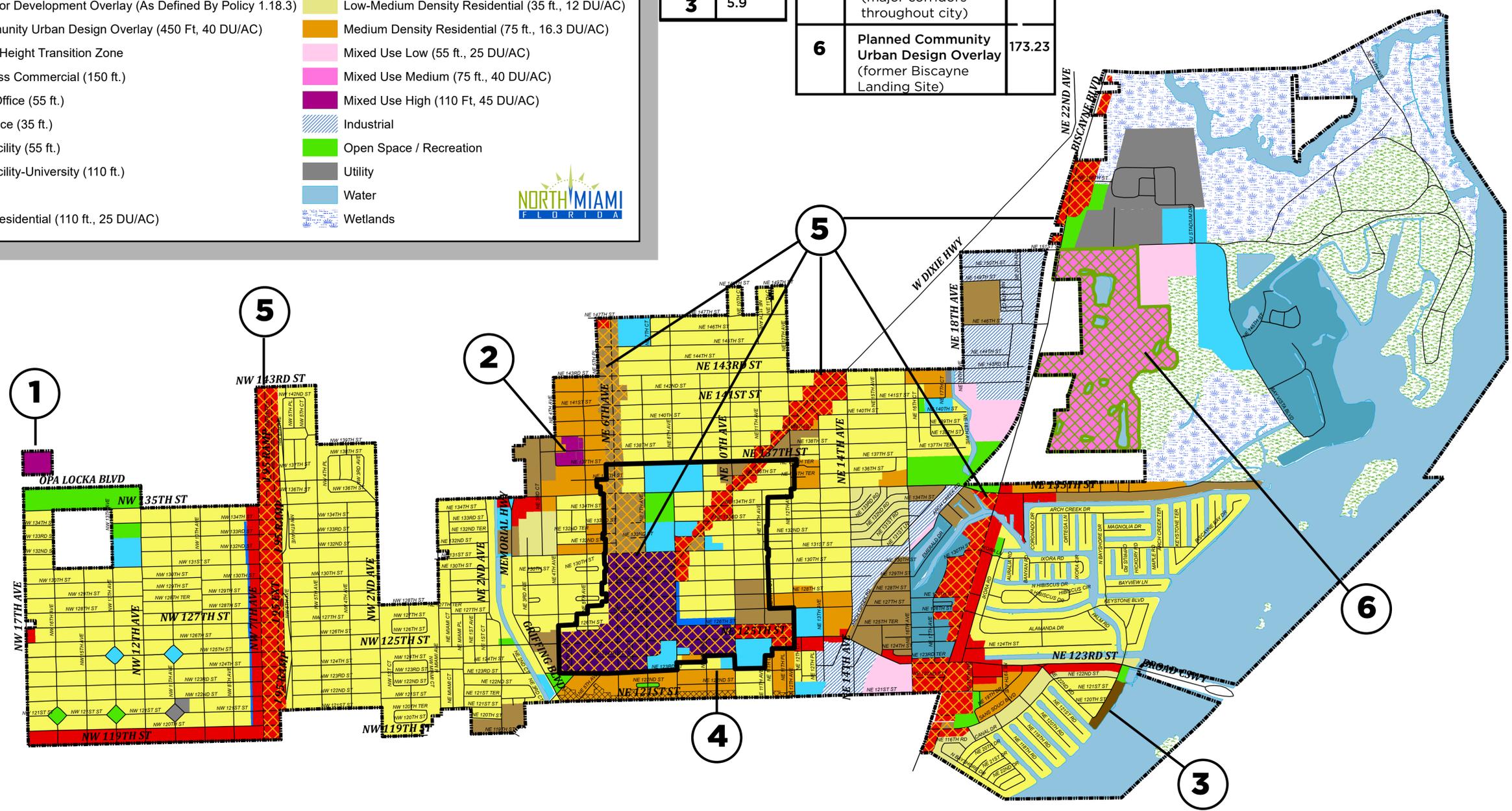
EXHIBIT C
FUTURE LAND USE MAP – PROPOSED

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

site	acres	site	description	acres
1	7.96	4	NRO Adjustment (S.E Corner)	15.81
2	6.2	5	Planned Corridor Development Overlay (major corridors throughout city)	236.43
3	5.9	6	Planned Community Urban Design Overlay (former Biscayne Landing Site)	173.23





EAR-BASED
COMPREHENSIVE PLAN
AMENDMENTS

VOLUME I: GOALS, OBJECTIVES, AND POLICIES

AND

VOLUME II: DATA, INVENTORY, AND ANALYSIS

PREPARED BY*



JANUARY 25FEBRUARY 24, 2016JULY 22, 2015
DRAFT

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~~Visioning Workshop Summary~~

Appendix A: Future Land Use Map (Current aProposeddepedt)

Appendix B: Future Land Use Map (Summary of Proposed Amendments)

Appendix C: Hurricane Evacuation Zones

Appendix D: Water Supply Facilities Work Plan Update

Appendix E: Community Visioning Workshop Summary

~~*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 official Future Land Use Map (FLUM) for the City FLUM (available in Appendix A, along with a reference map of proposed FLUM changes in Appendix B). 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~~ these workshops ~~s~~ are incorporated throughout the Comprehensive Plan and detailed in the Community Visioning Summary (Appendix E). 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~~ its ~~Objections, Recommendations, and Comments (ORC) Report (ORC)~~ dated ~~October 9 2007~~ December 21, 2015. The recommendations from the State and ~~their~~ its 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 (FEC) 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 #1 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 ~~60,342~~ 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 Redevelopment Agency (CRA) and has made annexations a priority. The ~~creation of the CRA incentives 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—municipal~~ its 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 effects 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 ~~affect~~effect 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
ComprehensiveBased
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 1.21.1

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 1.42.7:

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	<u>85%</u>	<u>35 ft.</u>
<u>BAYSHORE ZONE (BZ)</u>	<u>100 du/ac</u>	<u>85%</u>	<u>115 ft.</u>
MIXED USE LOW**	25 du/ac	<u>85%</u>	<u>55 ft.</u>
MIXED USE MEDIUM**	40 du/ac	<u>85%</u>	<u>75 ft.</u>
MIXED USE HIGH**	45 du/ac, up to 60 du/ac	<u>85%</u>	110 ft.; 130- <u>150 ft. with incentives***</u>
NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) & <u>CENTRAL CITY DISTRICT NODE</u>	See Policy 1.12.15.1 <u>1.17.1</u>	100%, 80% , Subject to Policy 1.12.4 <u>1.15.4 1.17.4</u>	90 ft.; 110 ft. with incentives, except in Node: 110 ft.; 130 ft. with incentives
<u>PLANNED CORRIDOR DEVELOPMENT (PCD) OVERLAY</u>	<u>25 du/ac</u> Subject to Policy <u>1.18.3</u>	<u>F.A.R. 2.0;</u> Subject to Policy <u>1.18.3</u>	<u>300 ft. Varies;</u> Subject to Policy <u>1.18.3</u>
<u>PLANNED COMMUNITY URBAN DESIGN OVERLAY</u>	40 du/ac	Subject to Policy <u>1.16.4</u> <u>1.19.1</u>	450 ft.
<u>CENTRAL BUSINESS COMMERCIAL DISTRICT</u>	n/a	<u>80%</u>	<u>110 ft.; 150 ft. with incentives.-</u> <u>300 ft.</u>

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 COMMUNITY FACILITIES, EXCEPT FOR UNIVERSITIES	n/a	75%	110 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)			
CONSERVATION	n/a	n/a	.10 FAR
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 uses category located immediately north of the Village of Biscayne Park (121st Street boundary); may not exceed shall not be allowed to increase their current entitlement in density or intensity and is shall be subject to those strict design standards further established in the Permitted Uses section of this Element. Additional density is permitted for following the policies contained in Policy 1.20.6, subject to the transition zone guiding principles outlined in Policy 1.16.1.~~

~~***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, t~~The 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 designations ~~Map designations~~, including, corresponding intensity, density, use and urban ~~form standards~~ form 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, t~~By September 2016, the City shall adopt regulations in the Land Development ~~Regulations that establishes the~~ maximum impervious areas ~~allowed for all zoning districts to support livability, climate resiliency and sustainable water management practices.~~

Policy 1.12.5

~~By December 2009, t~~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 based on criteria outlined in the City Land Development Regulations. 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 1.12.9

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 lands located within unincorporated Miami-Dade 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 1.23.1

~~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 1.23.2

~~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 1.23.3

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 ~~system~~, 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:

- Encourage consideration of environmental analysis of brownfield sites and site mitigation.
- 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~~ land development and conform to comprehensive plan goals, ~~objectives and objectives~~ policies and policies.

Monitoring and Evaluation:

~~7.—The LDR (Land Development Regulations) should will reflect be updated as applicable, to implement amendments to the Comprehensive Plan, within one year of the effective date of any such amendments. Comprehensive Plan policies by December 2009 September 2016.~~

Policy 1.35.1

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

Policy 1.35.2

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 1.35.3

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 1.35.4

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 1.35.5

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

Policy 1.35.6

Home occupations may be approved in all residential land use categories as ~~a~~a ~~special~~special exception use provided the activity is secondary and ~~incidental~~incidental ~~to~~to ~~the~~the ~~primary~~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 1.35.7

Community residential homes shall be permitted as provided in Chapter 419 of the Florida Statutes. 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 1.35.8

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 1.35.9

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~~ 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 place~~ of place and ~~place encourage and citywide encourage 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 of Encourage the creation of a North Miami Public Art Program in the Arts Overlay District ~~by July 2008~~ by January 2017.

By 2009, ~~e~~ Conduct 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 utilize~~ of Universal Design in new ~~construction, residential rehabilitation and remodeling to simplify life for everyone for by everyone by~~ installing products, and making the built environment more usable by as ~~many people many 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 implement~~ to 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 p Parks, plazas, pedestrian access, civic and cultural activities and amenities ~~shall be~~ shall be employed in the Downtown and along major corridors including the Neighborhood Redevelopment

Overlay Redevelopment 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~~ providing 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 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 implementation 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- Downtown District by December 2010.
 - This objective shall also be measured by the implementation of its policies.

Policy 1.57.1

~~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 1.57.2

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 1.57.3

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 1.57.4

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 1.57.5

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

Policy 1.57.6

~~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 1.57.7

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 1.57.8

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 1.57.9

The City should encourage the use of Crime Prevention ~~t~~Through ~~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 1.57.10

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 1.57.11

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 should implement 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 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 1.79.1

~~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 1.79.32

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 1.79.43

The City should develop a Community Aesthetics program in conjunction with the City's Code ~~Enforcement Compliance D~~epartment to enforce appropriate standards for maintenance, appearance and occupancy of residential areas.

Policy 1.79.54

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 1.79.65

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 1.79.6

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 1.79.7

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 creation 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~~encourage student housing opportunities within the areas that are proximate to FIU, Johnson & Wales, and Barry University.

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 ~~1.811-1~~ 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 ~~1.811-2~~ 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 ~~1.811.3~~ 1.11.3

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

Policy ~~1.811.4~~ 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 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 1.912.1

~~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 ~~1.9~~1.12.4 1.12.4

The City should consider investing in a fleet of fuel efficient cars to carry out ~~the~~ daily 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 (Resolution No. 2015-R-1, adopted 2015, and provided in Appendix D) 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 (Resolution No. 2015-R-1, adopted 2015).

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,~~ The City shall continue to adopt update minimum requirements in its LDR for sustainable development by implementing nationally or locally recognized green standards acceptable to the City, such as the standards of the Leadership in Energy and Environmental Design (LEED) green building rating system as adopted by the U.S. Green Building Council; and address all resource constraints that 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, ~~density~~, height and ~~height~~ bonuses ~~height or bonuses~~ expedited or ~~expedited~~ permitting ~~expedited~~ for ~~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 or locally recognized green standards acceptable to the City.

Policy ~~1.1013.3~~ 1.13.3

The City ~~shall require~~shall ensure that all newly developed public buildings in the City ~~to be 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 or locally ~~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 in the redevelopment area to have LEED certification, ~~with an allowance for exception in cases of undue hardship, as determined by the City Council~~or any locally or nationally recognized green standard acceptable to the City.

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~~ 1.13.

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 ~~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~~ 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 primary pool of 2,5000 floating dwelling units and 98,415 s.f. of commercial use are reserved for the Neighborhood Redevelopment Overlay (NRO).
2. A secondary pool of 2,500041 floating dwelling units and 98,416 s.f. of commercial use are reserved for use anywhere outside of the Neighborhood Redevelopment Overlay (NRO). 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.
3. A pool of 750,000 s.f. of non-residential use is reserved for use within the Neighborhood Redevelopment Overlay (NRO).
- 1.4. 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.
- 2.5. Additional floating units and/or commercial use shall be approved via a Conditional Use Permit by resolution before City Council; said Conditional Use Permit to be null and void if no precise plan is filled within twenty-four (24) months off the approval.
6. Allowable floating dwelling units and/or commercial use are governed by available units and square feet mentioned herein, and allocation will be tracked by staff administratively.

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 by developers. Well-lit and shaded bus stops should be provided. Motorcycle parking and electrical charging station areas may be provided in lieu of parking spaces. The applicable standards and requirements for the design and provision of these facilities shall be established in the City's land

development regulations.

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

Policy ~~1.12-15.1~~ 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:

- Pursuant to Objective 1.15 and Objective 1.16.
The permitted height within the NRO shall be 90 feet. Height may be increased to ~~with an additional 40 feet~~ 110 feet, consistent with implementation of policies in for following Objective 1.3, 1.4 and 1.13, subject to the intensity transition policies, except within the Central Business Commercial District herein, where other provisions apply.
- The permitted height within the Central Business Commercial District shall be 110 feet. Height may be increased to 150 feet, consistent with ~~with additional 40 feet for following~~ implementation of policies contained under Objective 1.3, 1.4 and 1.12.
- Permitted uses within mixed-use, residential, commercial and community facility categories are allowed in all lands within the NRO, except within the Central Business Commercial District, where other provisions apply.
- Maximum density may not exceed 90 du/ac except for areas of the PCD Overlay that are located within the NRO, as regulated by Policy 1.18.3.
- Dependent on the availability of floating dwelling units as governed by Objective 1.15.

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 feet 40 feet for following policies contained under Objective 1 Objective 1.2 3, and 1.4 1 and 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, 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 Neighborhood Redevelopment Overlay, 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 residential neighborhoods.

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 midblock transitions. Lots fronting avenues, however, should be treated equally on both sides.~~
- ~~4. North-south transitions should occur along the longitudinal centerline of 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: the eastern portion of NW 7th Avenue, NW 119th Street, NE 6th Avenue, NE 125th Street, West Dixie Highway and a portion of Biscayne Boulevard excluding those areas on the east side of Biscayne Boulevard, as depicted on the Future Land Use Map. 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 maximum lot coverage is 80%.

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 Maximum Lot Coverage is 80%.

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. ~~∅~~ 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 maximum lot coverage is 80%.

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 PGD 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 maximum lot coverage is 80%.

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 maximum lot coverage is 80%.

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. and a maximum 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 ~~1.13-18.1~~ 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 1.12.1. Subject to unit availability per Policy 1.14.1, 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 1.32, 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.

~~4.3.~~ 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.

Uses permitted in areas designated Commercial/Office are as follows:

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

The areas designated Central Business Commercial on the Future Land Use Map are intended to provide land area for business, office, retail, service, light industrial and other commercial enterprises. Permitted uses shall be the same as Commercial/Office designation and comply with Policy 1.15.3.

Uses permitted in areas designated Central Business Commercial are as follows:

1. (Residential) Mixed use.
2. Retail uses, including restaurants.
3. Office and business uses.
4. Professional offices and businesses.
5. 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.
6. Passive parks and open space.
7. Nonprofit neighborhood social and recreational facilities.
7. Light industrial uses.

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 ~~1.12.1~~. 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 ~~1.12.1~~.
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 1.12.1 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.
- 5.9. 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 a s 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~~ 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.~~ 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 Activity~~ Regional Activity Center also include the area west of Biscayne ~~Boulevard~~ Boulevard 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 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 ~~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 ~~to~~ 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 2A.1.5

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 ~~wh~~ 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 ~~to~~ support and fund ~~mobility of~~ within the TCEA.

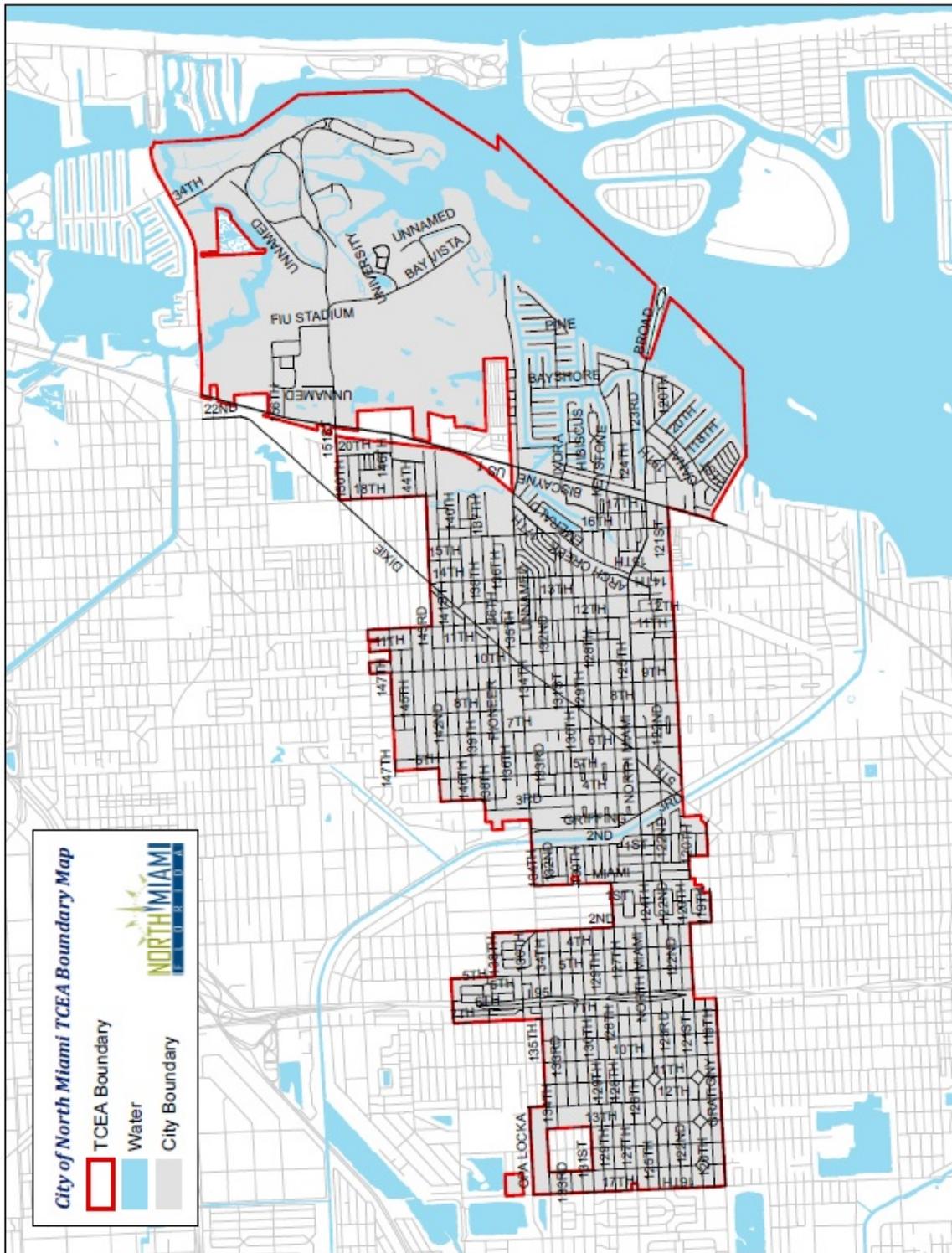
Policy 2A.2.1

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 support~~ utilize a portion of the revenues from future developments within the RAC ~~to fund by funding~~ encouraging TCEA mobility ~~strategies. strategies as identified in this Element and the Capital Improvements Element.~~

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 theof 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- developing~~ a Transportation Management ~~Initiative~~ Management Initiative (TMI) to mitigate peak hour ~~traffic impact~~ 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 M~~municipal 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. • A On-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~~ arterial ~~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 require~~s 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:

- 14. Increase in transit ridership.

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.~~ 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:

- 16. 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~~City include~~will~~ transit 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 housing; capitalizing on City assets; strengthening existing retail, restaurants, and cultural activities; 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 rRehabilitation 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:

- ~~Map~~ 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, as this is a specific real estate sector that could bring opportunities to the downtown area.

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

~~Continue~~ institute 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:

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

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	3 (GPD/Seat)
b) Outdoor, drive-ins	5 (GPD/Space)
Camper or Trailer Parks	200 <u>150</u> (GPD/Space)
INDUSTRIAL	
Factories (exclusive of industrial wastes)	
a) without showers	10 <u>2.5</u> /100 (GPD/S.F.)
b) with showers	30 <u>20</u> /100 (GPD/S.F.)
Churches	3 (GPD/Seat)
Hospitals	250 (GPD/Bed)
Nursing, Rest Homes	150 (GPD/Bed)
Parks, public picnic	<u>5 gpd/per person</u>
a) with toilets only	200 (GPD/Fixture)
b) with bathhouse, showers and toilets	200 (GPD/Fixture) <u>per person.</u>
Public Institutions (other than Hospitals)	<u>75 gpd/bed - Congregate living facility</u> <u>75 (GPD/Person), 150 gpd/person - Jail</u> <u>100 gpd/person - Other</u>
<u>Regular School / Day Care or Nursery</u>	10 <u>12</u> (GPD/Person) / <u>20 gpd/100 sq. ft.</u>
Swimming & Bathing Facilities, public	10 <u>30</u> (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) <u>15 gpd/100 sq. ft.</u>

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 (Resolution No. 2015-R-1, 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 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 (Resolution No. 2015-R-1, 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 ([Resolution No. 2015-R-1](#), 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 meet 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 7272~~-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 and plan 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 be consistent with, or more stringent than the minimal requirements addressed in the Florida Building Code ~~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 Programs~~ (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 ~~its~~ 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. [This is depicted in the map in Appendix C.](#)

Policy 5A.1.11

Within the City, the Coastal High-Hazard Area, shall be defined as as defined in Florida Statutes Chapter 163, as the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as described in Florida Statutes 163.3178(2)(h).:

Policy 5A.1.12

Based upon modeling of current and future sea level rise, using the NOAA Sea Level Rise Bathtub Inundation Methodology, the City of North Miami shall identify potential adverse impacts and by 2017, identify and map areas vulnerable to these impacts. This shall include the identification of existing, pending, and proposed development and infrastructure that would be inappropriate or unsafe as a consequence of current and future flood hazard.

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).

Policy 5A.2.11

The City shall continue to participate in the Southeast Florida Regional Climate Change Compact, and evaluate the feasibility of involvement in the following:

- a) Participation with the South Florida Regional Council on future sea level rise vulnerability prediction modeling.
- b) Adoption of the Southeast Florida Regional Climate Change Compact *Regional Climate Action Plan* recommended adaptation strategies and engineering solutions to eliminate inappropriate and unsafe development as a consequence of current and future flood hazards.

Policy 5A.2.12

Consider collaboration with public and private stakeholders, including the owners of property, facilities, and infrastructure within the coastal area, to identify vulnerable assets and to provide an effective and economically fair strategy to repair, replace, modify to withstand impacts, and relocate these assets as may be necessary to minimize potential adverse flood-related impacts.

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 reduce~~~~which 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 Initiative: Planning for Sea Level Rise," as well as other State and Federal planning resources, as part of the City's efforts to establish effective strategies to plan for and adapt to 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 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~~ Encouragement 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 6B.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~~ implement programs and activities which result in the conservation of potable water resources in North Miami and its service area.

Monitoring and Evaluation:

- ~~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 all~~from all City-owned property.

Policy 6C.1.5

Certain exotic pest plants shall not be sold, propagated, or planted within the City. ~~If existing~~If existing on a site to be developed or redeveloped, they shall be removed prior to development. Certain other exotic plant species (which are documented by the Florida Exotic Pest Plant Council, the Miami-Dade County Park and Recreation Department's Natural Area's Management Program and the Miami-Dade County Department of Environmental Resources Management to be invasive pests in natural areas) may not be planted within 500 feet of the native plant communities that they are known to invade. 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 when 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 [2008September 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 hereby adopts and incorporates by reference the its 2015 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

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 make 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 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
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**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 9.23.1

Prepare and adopt policies to provide assistance and incentives for existing business owners to continue operating in North Miami.

Policy 9.23.2

Continue commercial façade program to improve aesthetics of existing businesses.

Policy 9.23.3

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 9.23.4

Provide assistance for relocation of businesses when they must move due to rehabilitation, demolition, or acquisition by the Community Redevelopment Agency.

Policy 9.23.5

~~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.

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-

Policy 9.34.1

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 9.34.2

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 9.34.3

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 9.34.4

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:

- ~~Installation, 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 9.45.1

Cooperate with organizations representing the target industries to ~~determine~~ the future economic and land use needs of those industries on an annual basis.

Policy 9.45.2

~~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 megablock 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 9.56.1

~~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 9.56.2

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 9.56.3

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 9.56.4

~~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 9.56.5

Conduct feasibility study for providing a fiber optic network and wireless internet services Citywide.

Policy 9.56.6

Provide for a range of housing options for existing and future residents.

Policy 9.56.7

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 9.67.1

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 9.67.2

Provide to the extent possible classroom space in City facilities for adult education and language courses.

Policy 9.67.3

Encourage local colleges and universities to offer adult education classes in storefront universities.

Policy 9.67.4

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 9.67.5

Promote education of unemployed/underpaid workforce with skills that may be useful for [the target industries](#) ~~mentioned in Policy 9.3.1.~~

Policy 9.67.6

Conduct Business Continuity and Disaster Recovery Planning training program for local businesses to mitigate negative impacts from storms and other disasters.

Policy 9.67.7

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 9.67.8

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 de minimus 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~~ hasMiami 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	<p><i>User LOS</i> - The system shall maintain the capacity to produce and deliver 165 gallons per capita per day.</p> <p><i>Water Storage</i> - The City shall provide total storage capacity equal to no less than 15 percent of the service area average daily demand.</p> <p><i>Water Pressure</i> -The City shall maintain a minimum water pressure at the water meter of 30 pounds per square inch.</p> <p><i>Water Quality</i> - Water quality shall meet all federal, state, and county standards for potable water.</p>
Sanitary Sewer ^a	<p><i>User LOS</i> - The system shall maintain the capacity to collect and dispose 185 gallons per capita per day.</p>

Public Facility	Level of Service Standard
Stormwater Drainage	<p><i>Water Quality Standard</i> - 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.</p> <p><i>City-owned system</i> - Maintain 5-year design storm with a 24-hour duration.</p> <p><i>Private systems</i> - Minimum 25-year design storm with a 72-hour duration with new development.</p>
Solid Waste ^a	<p><i>Service population</i> - Collection of 4.5 lbs of solid waste per capita/day.</p>
Recreation/Open Space	<p>The City shall provide a level of service for parks, recreation, and open space of 2.75 acres per 1,000 residents.</p>
Transportation: FIHS Roadways	<p>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.</p>
Transportation: County Roadways within the Urban Development Boundary (UDB), but Outside the Urban Infill Area (UIA)	<p>All major County roadways must operate at LOS D or better, expect where mass transit service having headways of 20 minutes or less <u>is less is</u> 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.</p>
Transportation: City Streets	<p>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</p>

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 being~~ are 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 development~~ a 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 \(20153/20164 through 20198/202019\) planning period. Exhibit 2, below, describes the City's planned Capital improvements for this 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 \(Resolution No. 2015-R-1, adopted 2015\).](#)

Appendix A Exhibit 2: Five-Year Proposed Capital Improvement Program, City of North Miami (FY2008-2012/2014/20156 - 2018/201920)

CITY OF NORTH MIAMI									
CAPITAL IMPROVEMENT PROGRAM SCHEDULE (FY 15/16 - 19/20)									
CATEGORY PROJECTS	Prior Years	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	TOTAL PROJECT ESTIMATE		
1 Building		56,960					56,960		
2 Building	219,453		35,000				254,453		
3 Building			12,896	1,866	1,866	1,996	18,584		
4 Parks			60,000				60,000		
5 Parks		100,000					100,000		
6 Parks			32,000				32,000		
7 Parks		55,030					55,030		
8 Parks			450,000				450,000		
9 Parks			120,000				120,000		
10 Parks		200,000					200,000		
11 Parks		65,000					65,000		
12 Sewer	3,133,627	550,000	550,000	550,000	350,000	350,000	5,483,627		
13 Sewer	9,003,413	3,500,000	1,500,000	1,500,000	1,500,000	1,500,000	18,503,413		
14 Technology			33,100	3,255	3,418	3,589	43,362		
15 Technology		22,000		9,500	9,500		41,000		
16 Technology			32,500	2,500	2,500	2,500	40,000		
17 Technology	60,000	42,000	42,000	42,000	30,000	30,000	246,000		
18 Technology		18,500	18,500	18,500	18,500	18,500	92,500		
19 Technology			32,000				32,000		
20 Technology		49,200	49,200	49,200	16,400	575	164,000		
21 Technology			38,500	525	550		40,150		
22 Technology		150,000					150,000		
23 Technology		100,000	30,000	950,000	300,000	300,000	2,640,000		
24 Trans	960,000		30,000	100,000	100,000	100,000	1,623,637		
25 Trans	836,581	387,056	100,000	100,000	100,000	100,000	900,000		
26 Trans		300,000	300,000	100,000	100,000	100,000	245,000		
27 Trans		49,000	49,000	49,000	49,000	49,000	812,000		
28 Trans	562,000	50,000	50,000	50,000	50,000	50,000	4,102,655		
29 Trans	2,863,468	239,187	250,000	250,000	250,000	250,000	948,211		
30 Veh Repl		948,211					31,083,876		
31 Water	4,367,586	1,737,995	12,978,295	6,000,000	6,000,000		4,244,733		
32 Water	2,744,733	300,000	300,000	300,000	300,000	300,000	3,500,000		
33 Water	500,000	3,000,000							
TOTAL PROJECT COSTS	25,250,861	11,770,139	17,282,491	9,976,376	9,072,264	3,056,060	76,408,191		

CIP 5-YR SUMMARY SCHEDULE BY PROJECT CATEGORY

Project Category	Prior Years	FY 15/16 - FY 17/18					FY 18/19	FY 19/20	TOTAL PROJECT ESTIMATE
		FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20			
Building	219,453	56,960	47,866	1,696	1,896	1,896	1,896	329,997	
Economic Development	-	-	-	-	-	-	-	-	
Flood Controls	-	-	-	-	-	-	-	-	
Parks	-	420,030	662,000	-	-	-	-	1,082,030	
Public Safety	-	-	-	-	-	-	-	-	
Sanitation	-	-	-	-	-	-	-	-	
Sewer Maintenance	12,137,040	4,050,000	2,050,000	2,050,000	1,850,000	1,850,000	1,850,000	23,987,040	
Technology Improvement	60,000	131,700	465,300	125,480	71,368	55,164	55,164	909,012	
Transportation	5,222,049	1,125,243	779,000	1,499,000	849,000	849,000	849,000	10,323,292	
Vehicle Replacement	-	948,211	-	-	-	-	-	948,211	
Water Plant	7,612,319	5,037,995	13,278,295	6,300,000	6,300,000	300,000	300,000	38,828,609	
Totals	25,260,861	11,770,139	17,282,491	9,976,376	9,072,264	3,056,060	76,408,191		

CIP 5-YR SUMMARY SCHEDULE BY DEPARTMENTS

Departments	Prior Years	FY 15/16 - FY 17/18					FY 18/19	FY 19/20	TOTAL PROJECT ESTIMATE
		FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20			
Building & Zoning	-	-	-	-	-	-	-	-	
Community Planning & Development	5,222,049	1,125,243	779,000	1,499,000	849,000	849,000	849,000	10,323,292	
Information & Technology	60,000	82,500	102,500	72,500	51,000	51,000	51,000	419,500	
Library	-	-	-	-	-	-	-	-	
MOCA	-	-	-	-	-	-	-	-	
Parks & Recreation	-	420,030	812,000	-	-	-	-	1,232,030	
Police Department	219,453	49,200	260,696	54,976	22,264	6,060	6,060	612,549	
Public Works & Transportation	19,749,359	9,144,955	15,328,295	8,350,000	8,150,000	2,150,000	2,150,000	62,872,609	
Vehicle Replacement	-	948,211	-	-	-	-	-	948,211	
Totals	25,260,861	11,770,139	17,282,491	9,976,376	9,072,264	3,056,060	76,408,191		

12. Monitoring and Evaluation Climate Change Element

GOAL 12

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 Landscaping™ 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

12. Climate Change Element2. Monitoring and Evaluation Climate

Goals, Objectives, and Policies

and bicycle safety, exercise and health, and work cooperatively to link these overlapping themes and reinforce 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 publicwith 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.

COMPREHENSIVE PLAN EAR UPDATE



The Comprehensive Plan

- Required by Ch. 163 F.S. every 7 years
- Ensures sufficient services & facilities are in place to guide accommodate growth in a responsible way
- Policy document: vision of the future to guide decision making
- Plan is not zoning regulations



EAR-BASED
COMPREHENSIVE PLAN
AMENDMENTS

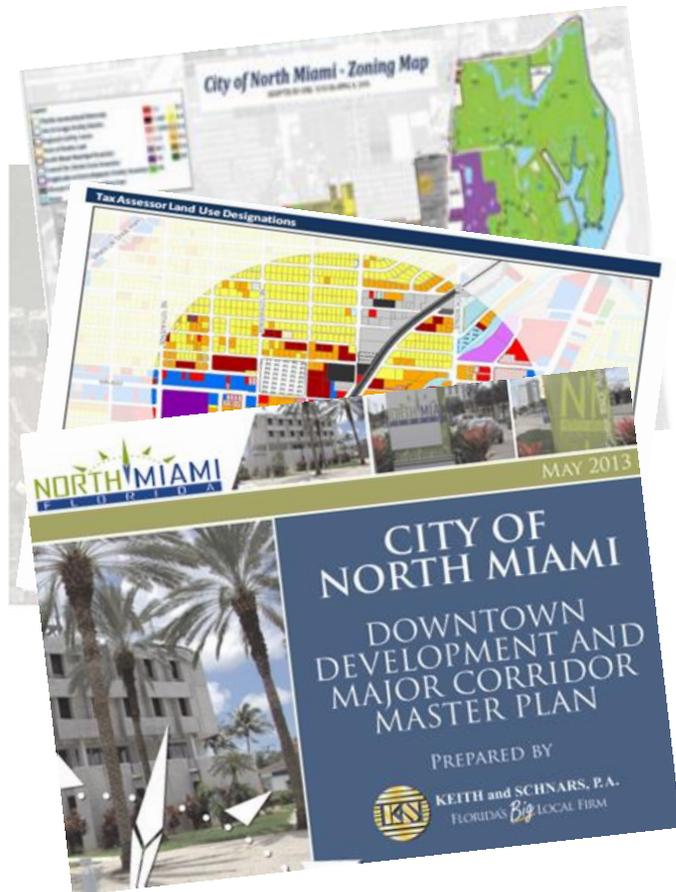
VOLUME I: GOALS, OBJECTIVES, AND POLICIES

AND

VOLUME II: DATA, INVENTORY, AND ANALYSIS

PREPARED BY*





(Original Focus)

- **Changes to State Law**
- **Climate Change Element** – New optional element.
- **Transportation Element** - Addition of Transportation Oriented Development (TOD) Overlay District & Policies to address the FEC Passenger Rail.
- **Economic Element** – Addition of redevelopment policies (downtown, brownfield and sustainability).
- **Other Elements** – Incorporation of Capital Improvement Element and Water Supply Plan Update.

Timeline

February 26, 2015	First public workshop
April 29, 2015	Second public workshop
June 10, 2015	Planning Commission recommended greater density and height.
June 29, 2015	Joint workshop recommended policy changes.
August 4, 2015	Planning Commission recommended approval with additional policy changes.

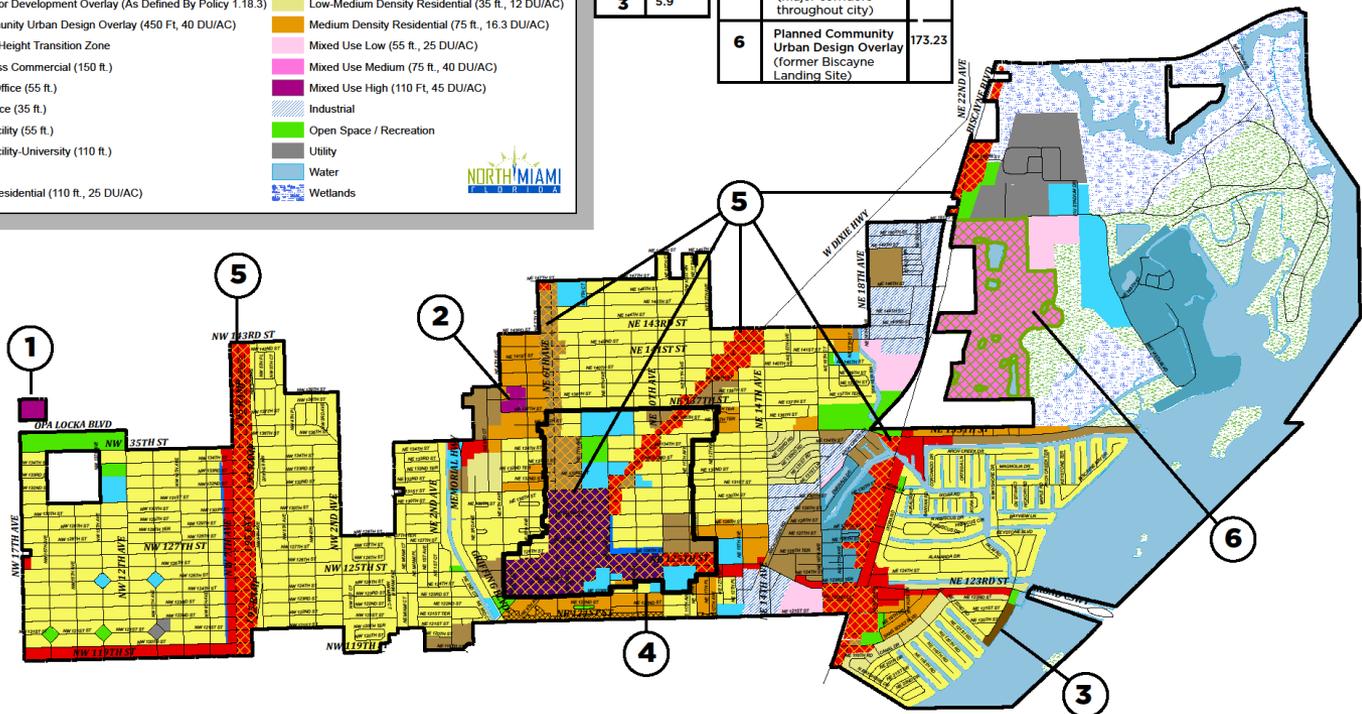
August 25, 2015	City Council did not transmit; requesting additional changes.
Oct. 13, 2015	City Council approved transmittal to DEO.
Dec. 21, 2015	DEO issued report with objections and comments.

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

site	acres	site	description	acres
1	7.96	4	NRO Adjustment (S.E. Corner)	15.81
2	6.2	5	Planned Corridor Development Overlay (major corridors throughout city)	236.43
3	5.9	6	Planned Community Urban Design Overlay (former Biscayne Landing Site)	173.23



Map Created March 2016

Majority of Department of Economic Opportunity (DEO) comments related to DEO confusion over floating units; land use amendments; peril of flood legislation.

- ❑ DEO concerns have been addressed and preliminary acceptance of changes issued by DEO.
- ❑ City Council adopts Comprehensive Plan Evaluation and Appraisal Report (EAR) on second and final reading.

CITY OF MIAMI BEACH

NOTICE OF A PUBLIC MEETING AND NOTICE OF A THIRTY (30) DAY PUBLIC COMMENT PERIOD FOR COMMUNITY DEVELOPMENT NEEDS, FUNDING RECOMMENDATIONS, AFFIRMATIVE FURTHERING FAIR HOUSING AND PLANNED RECAPTURE AND REALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDS.

PUBLIC MEETING: To receive comments and obtain input on the City's Housing and Community Development needs based on the recommendations for funding of CDBG and HOME funds for FY 2016/2017; efforts to Affirmatively Furthering Fair Housing; and the proposed Recapture and Reallocation of CDBG funds. Interested residents and other parties are encouraged to provide their comments at the Public Meeting or submit them in writing to the City of Miami Beach, Office of Housing and Community Services located at 555 17th Street, Miami Beach, FL 33139 or by e-mail to: tescobar@miamibeachfl.gov. For further information, please call the Office of Housing and Community Services at 305.673.7260, Ext. 6292.

DATE & TIME: April 19, 2016 at 5:30 p.m.

PLACE: 1700 Convention Center Drive, 4th Floor, Large Conference Room - City Manager's Office

COMMENT PERIOD: The thirty (30) day comment period is April 1, 2016 through May 2, 2016.

CDBG – Recapture and Reallocation Recommendations

Funding Source	Original Year Awarded	Recapture Amount	Proposed Reallocation
CDBG	2011/2012	\$ 111,313.24	
CDBG	2014/2015	\$ 46,422.76	Capital Project
TOTAL		\$ 157,736.00	

INFORMATION: For further information, contact the City of Miami Beach Office of Housing and Community Services at 305. 673.7260. "Pursuant to Fla. Stat. 286.0115, the City hereby advises the public that: if a person decides to appeal any decision made by this Board, Agency or Commission, with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. This notice does not constitute consent by the City for the introduction or admission or otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law."

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to obtain materials in an accessible format to provide comment should contact the City Clerk's Office at 305-673-7411 for assistance; if hearing impaired, call the Florida Relay Service number 800-955-8771 (TDD) or 800-955-8770 (voice) for assistance. Non-English speaking residents are encouraged to inform the Office of Housing and Community Services four (4) days prior to the scheduled meeting to allow arrangements to be made for an interpreter.

Para obtener información en español, por favor contacte a Tatiana Escobar al 305.673.7260 Ex. 6292. Si necesita traductor para la reunión, por favor déjenos saber cuatro (4) días antes para hacer los arreglos necesarios.



**NOTICE OF PROPOSED ORDINANCE
CITY OF NORTH MIAMI, FLORIDA**

NOTICE IS HEREBY GIVEN that the City of North Miami, Florida proposes to adopt the following ordinance:

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 DEVELOPMENT, 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 IMPROVEMENTS 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(4), FLORIDA STATUTES (2014); PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.

AND

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE NORTH MIAMI CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 5, DIVISION 16, ENTITLED "STANDARDS FOR SPECIFIC USES", SPECIFICALLY AT SECTION 5-1608 A.1. ENTITLED "ROOM ADDITIONS TO RESIDENTIAL STRUCTURES AND CONVERSION OF GARAGES OR CARPORTS TO LIVING SPACE" TO REMOVE THE MAXIMUM 250 SQUARE FEET FLOOR AREA LIMITATION FOR HOME ADDITIONS PERMITTED WITH FLAT ROOFS, AS LONG AS SAID ADDITIONS ARE LOCATED IN THE REAR OF THE PROPERTY AND ARE NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY; PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

A Public Hearing on this Ordinances will be held by the City Council on **Tuesday, April 26th, 2016 at 7:00pm (Second Reading)** in the Council Chambers of North Miami City Hall, Second Floor, 776 NE 125 Street, North Miami, Florida 33161.

Members of the public are invited to attend the Public Hearings and provide oral or written comments on the matter. A copy of the application and report containing the Community Planning and Development Department's recommendation will be available for public review from Monday to Friday between the hours of 8:15 a.m. and 5:00 p.m. in the City Clerk's Office, City Hall. Written comments may be submitted to: City of North Miami, 776 N.E. 125th Street, North Miami, Florida 33161, Attn: Community Planning and Development Department. For questions, please call (305) 893-6511, Ext. 12182.

ANY PERSON WISHING TO APPEAL THE DECISION OF THE CITY COUNCIL WILL NEED A VERBATIM RECORD OF THE MEETING'S PROCEEDINGS, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SECTION 286.0105. F.S.).

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 2147, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 893-7936 FOR ASSISTANCE.