

# City of North Miami Beach

charrette summary/preliminary urban design plan





Introduction/Executive Summary

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DRAFT

# Executive Summary

## INTRODUCTION

North Miami Beach is at a crossroads: literally and figuratively. Originally a bedroom community in northern Dade County, the City is midway between Miami and Fort Lauderdale, and squeezed between the Golden Glades Interchange and the Atlantic Ocean. To the north, Aventura booms with growth and development. While these factors give North Miami Beach a dynamic geography, they all give the City plenty of traffic and wear and tear.

As a first-tier suburb, the City is facing the dual problem of maintaining quality of life at build-out. There is great community angst about how North Miami Beach will accommodate growth in its developable parcels. Currently, there is an inadequate parks/open space system and the City lacks a clear land use and transportation strategy. When developments are proposed, conflict ensues because there is no adopted vision for the City's future. City Council recognized this issue, and set about leading the process to create consensus on what that future is, and what it will look like.



### **Project Background: Smart Growth NMB 2005**

In May, 2005 the City of North Miami Beach initiated a Visioning Process to “reach an agreement regarding the desirable characteristics, appropriate scale and suitable locations for future projects that may be proposed”. The initiative began in response to resident concern over the increased interest in redeveloping the city. The first phase of workshops—four in all—took place from June 6, 2005 to August 10, 2005.

The stakeholders recognized that the City is at an interesting stage in its development. North Miami Beach has grown beyond being a simple bedroom community, but still lacks some of the following desirable characteristics of a “real city”:

- A town center with pedestrian-friendly streets, outdoor cafes and plazas, interesting retail shops and restaurants, and mixed-use development with a variety of housing types
- A safe, reliable and comfortable public transportation system to provide access for residents of all ages

- An interconnected system of bikeways and shaded sidewalks
- An expanded system of parks, recreation and cultural centers and other open spaces to meet residents' recreation and social needs
- Aesthetically pleasing streets that incorporate transit shelters, public art, shade trees and landscaping to create a sense of place for the City
- First class schools and other educational opportunities

In order to develop into a more livable, attractive city, North Miami Beach engaged Glatting Jackson to create the North Miami Beach Urban Design Plan.

## **THE PLANNING PROCESS**

### Kick-off Meeting

Glatting Jackson facilitated a Kick-Off meeting on December 14, 2006 at the North Miami Beach City Hall. The purpose of the meeting was to review the findings of the 2005 Smart Growth Plan and to engage the public in identifying stakeholders to interview for the Urban Design Plan.

### Stakeholder Interviews:

From January 30 through February 1, 2007, Glatting Jackson interviewed over seventy stakeholders individually or in small groups. These stakeholders ranged in interest from community activists to land development lawyers to sports league coordinators.

The findings of the interviews largely echoed what was heard in the 2005 Smart Growth Process, but the ability to speak on-one-one to a wide cross-section of people filled in many details. Interview notes, separated by subject area, can be found in Section 3 of this report.

Once compiled, the findings revealed the following opportunities and challenges for the urban design of North Miami Beach.



**Opportunities:**



**Strong Neighborhoods**

*The City is endowed with strong neighborhoods and civic participation.*



**Good Bones**

*Much of the existing street network is quite good, and characterized by an urban grid.*



**Snake Creek Canal**

*The Snake Creek Canal is a unique, beautiful feature of the City that has great opportunity for enhancing North Miami Beach's sense of place.*



**Greynolds Park**

*The County-owned, historic park provides an excellent recreation and open space resource for the City.*

## Challenges:



### **North Miami Beach is growing**

*The City is attracting attention from developers, but there is disagreement on how the City should grow and what it should look like.*



### **The population is changing quickly**

*The City's demographics are shifting, and existing infrastructure may not be meeting the needs of the new populations.*



### **Traffic**

*Its location halfway between Miami and Fort Lauderdale, adjacent to the Golden Glades Interchange, and next to the Atlantic Ocean, causes the City to be a major crossroads of South Florida.*



### **Inadequate Parks and Open Spaces**

*Existing parks and open spaces do not adequately serve the City's population in terms of acreage, locations, and recreation uses available.*



### **No Sense of Place**

*On North Miami Beach's major thoroughfares there is no sense of place.*

## **The Charrette**

For three days, the full Glatting Jackson team assembled in North Miami Beach to conduct a charrette. The charrette was structured as a public open house, and people were welcome to come in and out, give input, and participate. On Monday, February 26, 2007 the team presented the findings of the stakeholder interviews, site analysis, and preliminary design ideas. A discussion followed, and public comments were taken into consideration over the remaining two days of the charrette. On Wednesday, February 28, the preliminary North Miami Beach Urban Design Plan was presented.

## **PRELIMINARY URBAN DESIGN PLAN**

The charrette focused on three areas: the parks and open space system; a land use transportation strategy; and a vision for future land use. Combining the work of previous efforts and the intensive design work of the Charrette, the following principles for North Miami Beach were defined:

### **Guiding Principles:**

#### **1. Parks and Open Space System**

- Acquire More Park Land
- Create a System of Green Streets and Greenways
- Enhance Public Spaces to Create a Culture of Caring

#### **2. Land Use Transportation Strategy**

- Provide Routing Options and Increase Connectivity
- Design for the Pedestrian
- Position Community for Transit

#### **3. Vision for Land Use:**

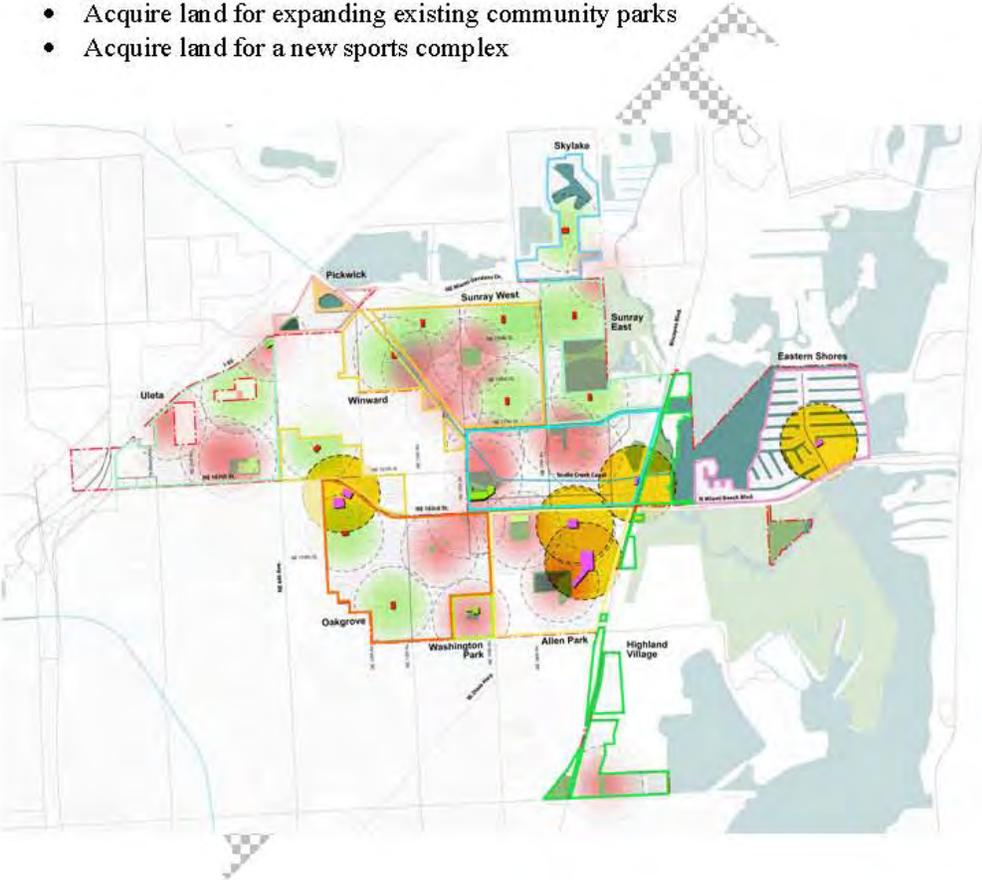
- Define and Defend the “Line”
- Guide Growth Towards Existing Infrastructure
- Create a New Identity and Sense of Place—the “Grand Canal”

# PRELIMINARY PARKS AND OPEN SPACE SYSTEM

## Principle 1: Acquire More Park Land

Opportunities to add green space:

- Acquire land for new/expanded neighborhood parks
- Create new neighborhood parks in conjunction with redevelopment (including green roofs)
- Acquire land for expanding existing community parks
- Acquire land for a new sports complex



## **Principle 2: Create a System of Green Streets and Greenways**

Despite the “good bones” of the transportation network, the current system of streets and greenways is incomplete. The goal of creating a system of green streets and greenways would be to “Complete the Streets” by building sidewalks where they are missing, constructing accessible ramps, creating crosswalks, planting trees, providing pedestrian-scaled lighting, and enabling bicycle routes and active uses facing the public right of way.



## **Principle 3: Enhance Public Spaces to Create a “Culture of Caring”**

North Miami Beach needs to create a “Culture of Caring”, where it is apparent to residents and visitors that the City cares about its environment in an everyday sense. Fencing should be minimized, but when it is used the material should not be chain link. Code enforcement could also be tighter, and design standards need to be upgraded to go beyond the minimum standards of roadway safety. Additionally, more “eyes on the park” through development will enhance the feeling of security. The incorporation of Crime Prevention through Environmental Design (CPTED) principles would go a long way to improving people’s perceptions of places.

## PRELIMINARY LAND USE TRANSPORTATION STRATEGY

### Principle 1: Provide Routing Options and Increase Connectivity

The City's "good bones" can improve through making key connections in the grid that are currently missing. These connections can occur during redevelopment, particularly in the mall area and at the TECO site on Dixie Highway.



Additionally, the Canal needs to be less of a barrier to east-west traffic; a vehicular crossing—is proposed—shown below—is proposed on 167<sup>th</sup> Street in addition to multiple pedestrian crossings further north.



### **Principle 2: Design for the Pedestrian**

Like the Parks and Open Space System vision calls for green, complete streets, the land use transportation strategy also calls for street design that is oriented towards the pedestrian.

### **Principle 3: Position Community for Transit**

While North Miami Beach currently has a limited transit system, future plans indicate that there will be a transit hub at Hanford Street along the FEC Rail line. This is an excellent opportunity to steer development towards the future transit stop.

*This illustration below shows what transit oriented development at the future Hanford Station could look like. Density is concentrated closest to the station, and green roofs serve as places for parks and open spaces.*

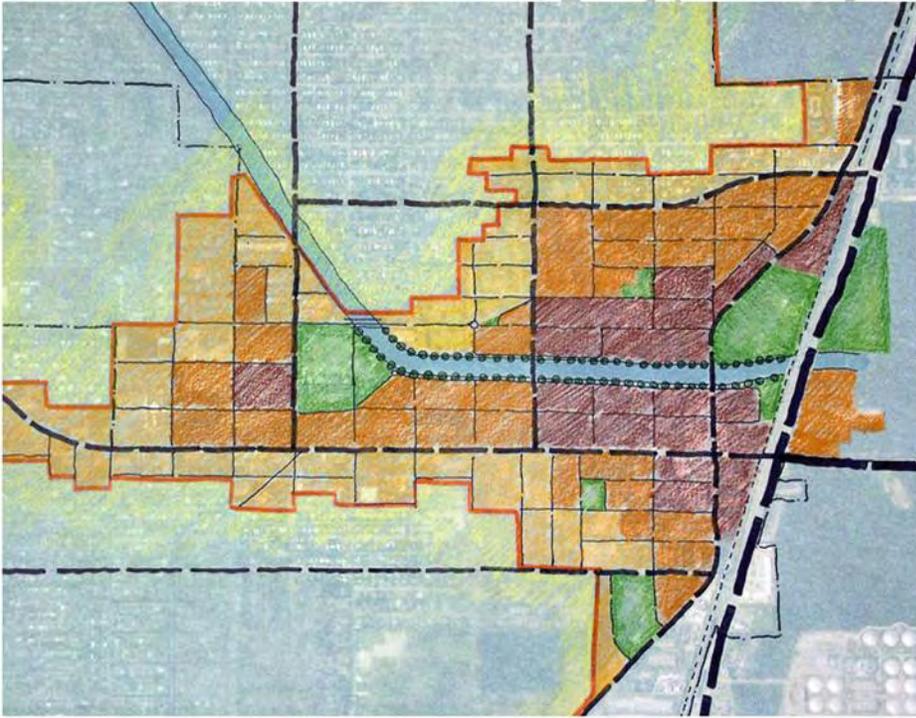


# PRELIMINARY VISION FOR LAND USE

## Principle 1: Define and Defend the Line

One of the most prominent concerns voiced during the public process was development inside of or adjacent to residential neighborhoods. “The Line” demarcates a barrier to development encroaching into these areas. Pictured below, “The Line” was drawn to protect all existing single-family neighborhoods. Its purpose is two-fold: to protect and strengthen existing neighborhoods and to guide growth towards existing infrastructure.

The colored areas on the map below illustrate the land that is on the other side of The Line: the non-single family residential uses in North Miami Beach today. The greatest density of development should happen as far from the line as possible, as indicated by the dark red color. As development gets closer to The Line, its density and number of stories decreases.



**Preliminary Transition Area Guidelines:**

The transition areas, denoted by the lightest orange color in the previous map, can have the following land uses and building heights:

<b>Parcel Location</b>	<b>Land Use</b>	<b>Building Height</b>
Redevelopment parcels backing up to "The Line" at the rear of the property	--Residential single family, alley loaded --Residential town home (up to 10-15 units/acre), alley loaded --Surface parking with an appropriate 6' opaque wall and landscape buffer Or --Conditional structured parking as an ancillary use with an appropriate 30' landscaped buffer	--up to 3 stories across from single family
Redevelopment parcels fronting "The Line" along an existing street	--Residential single family, alley loaded --Town home development (up to 10-15 units an acre), alley loaded --Surface parking with an appropriate 3' wall and landscape buffer	--up to 3 stories across from single family
Vacant parcels backing up to "The Line"	--Residential single family --Town home development (10-15 units an acre), alley loaded	--up to 3 stories across from single family
<i>Land outside of the transition area</i>	<i>--mixture of uses: commercial, retail/restaurant, office, residential --change of use and building type occurs at the back of property or mid-block</i>	<i>--maximum height of 15 stories</i>

**Principle 2: Guide Growth towards Existing Infrastructure**

The area focused around 163<sup>rd</sup> Street is also the best equipped to handle additional density and development. With the recent investment on Hanford Boulevard, new development should be directed towards the enhanced infrastructure in the locations highlighted below.



**Principle 3: Create a New Identity and Sense of Place—the “Grand Canal”**

The City of North Miami Beach lacks a tangible city center. While the improvements to Hanford Boulevard are a start, the city’s urban character can be greatly improved by enhancing the Snake Creek Canal and creating an attractive waterfront promenade.



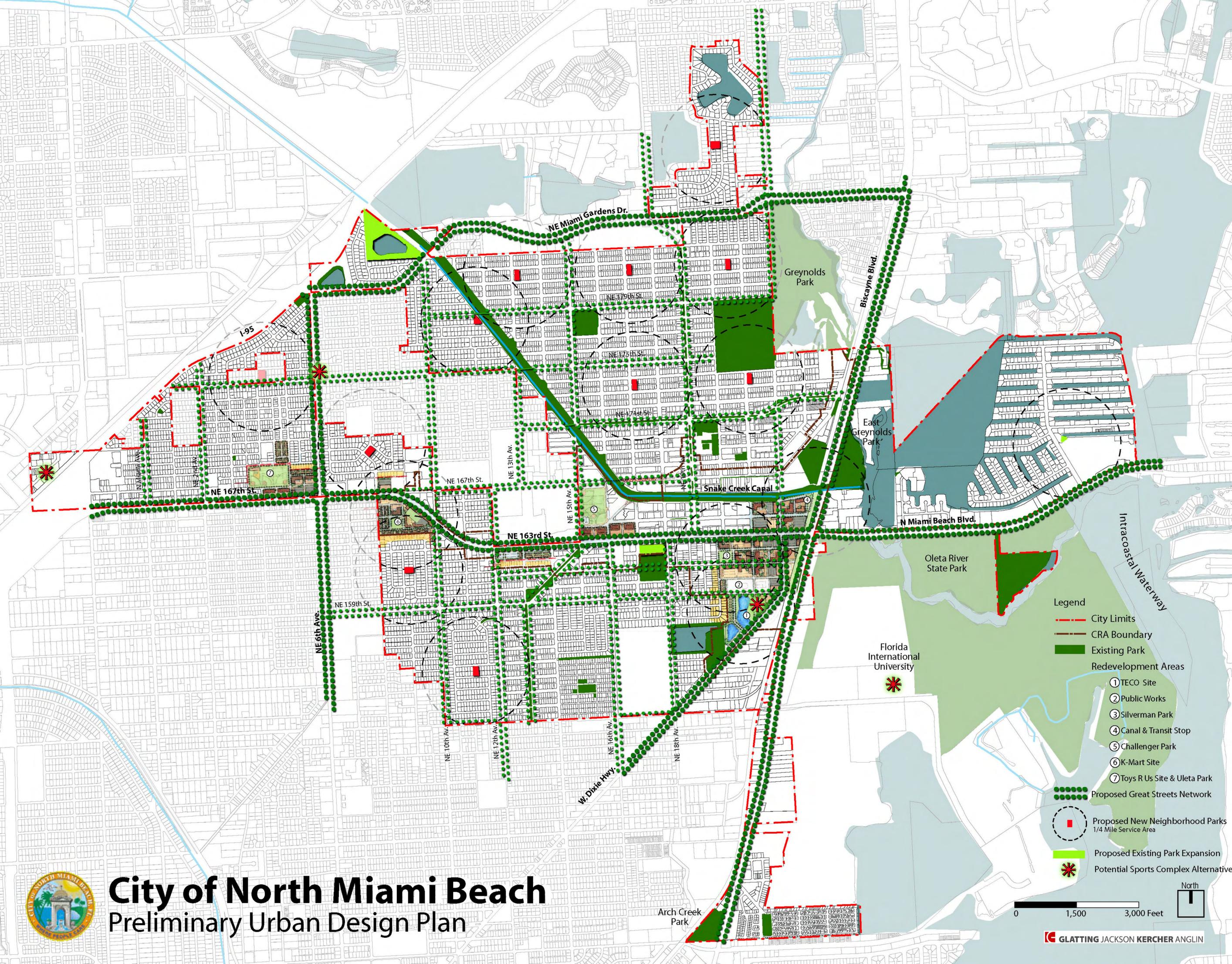
*The vision for the promenade along the Grand Canal:*



## **FUTURE STEPS**

This report represents the preliminary design concept that emerged from the Glattig Jackson Charrette. Next steps include:

1. Council Adoption of the Preliminary Urban Design Plan
2. Align Regulatory Documents with Vision
  - Update Comprehensive Plan
  - Update CRA Plan
  - Update Land Development Codes
  - Update Impact Fees
  - Update and Prioritize Capital Improvements Plan
  - Update City Design Standards

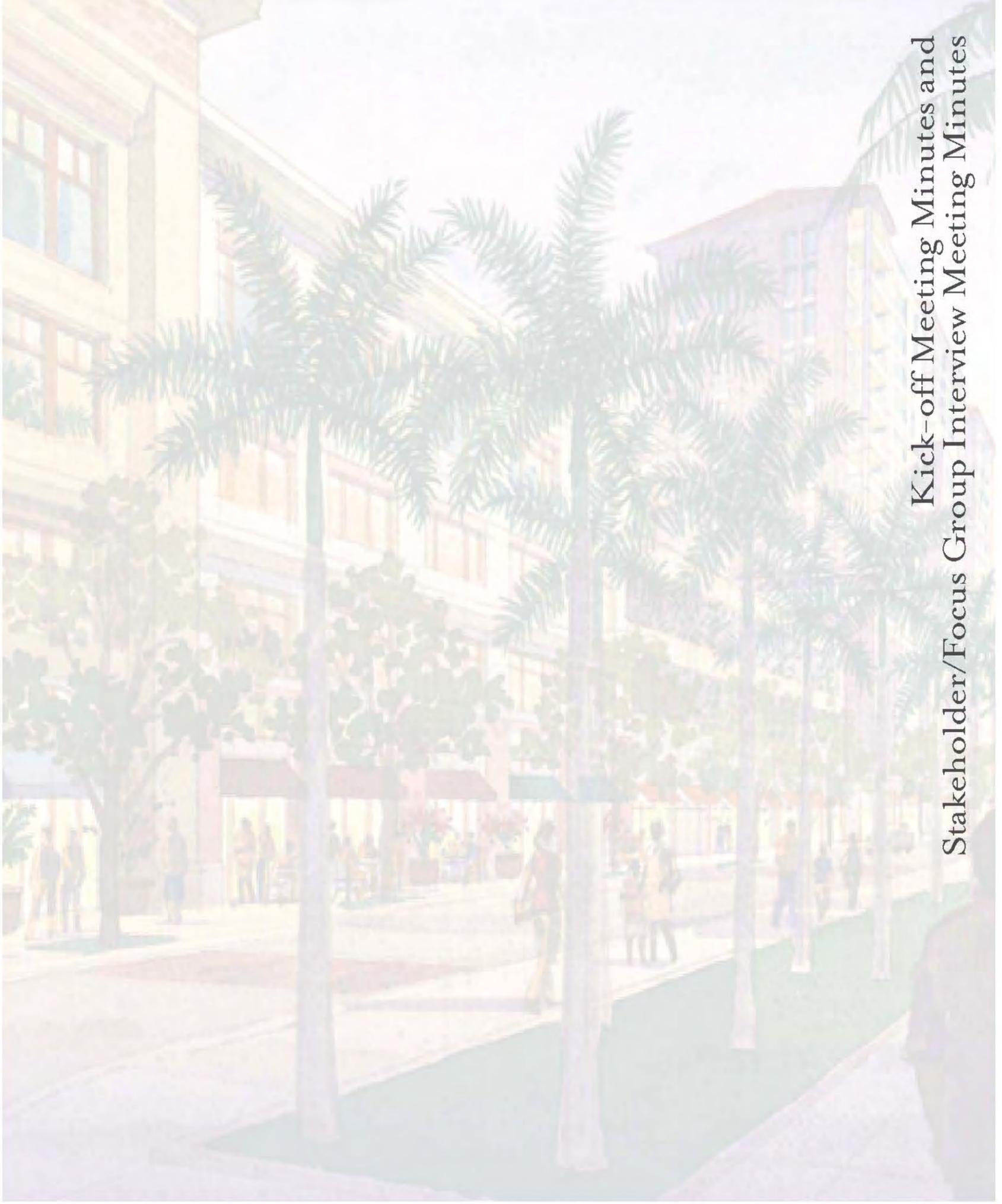


- Legend**
- - - City Limits
  - - - CRA Boundary
  - █ Existing Park
- Redevelopment Areas**
- ① TECO Site
  - ② Public Works
  - ③ Silverman Park
  - ④ Canal & Transit Stop
  - ⑤ Challenger Park
  - ⑥ K-Mart Site
  - ⑦ Toys R Us Site & Uleta Park
- Proposed Great Streets Network
  - ⊠ Proposed New Neighborhood Parks  
1/4 Mile Service Area
  - █ Proposed Existing Park Expansion
  - ✱ Potential Sports Complex Alternative

# City of North Miami Beach

## Preliminary Urban Design Plan





*Kick-off Meeting Minutes and  
Stakeholder/Focus Group Interview Meeting Minutes*



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*community planning  
and design*

Meeting Minutes: North Miami Beach Urban Design Plan  
Meeting Date: December 14, 2006  
Project No: 19491  
Location: 4<sup>th</sup> Floor, North Miami Beach City Hall  
Purpose: Public Kick-off Workshop  
Attendees: See sign-in Sheet  
Compiled By: Allison Crnic

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General Comments from audience:

**After the 2005 recap:**

- Can NMB improved and get those amenities without development?
- Does NMB need to be developing? Is this the right time, and is it appropriate? Why develop the “gem” land (along Biscayne) first?
- There is an opportunity for NMB to become an entitlement city in 2010.

Group Exercise:

Stakeholders to Interview:

**PUD Conceptual Site Plans:**

- Victor Dane (19<sup>th</sup> & 164<sup>th</sup>) et al
- The Lorenzo Family
- Civic Association: NMB Civic Association
- Neighborhood Associations (8)
- Chamber of Commerce
- City Staff
- Police Department
- Optimists’ Club
- Post Office Group
- Hanford Area \_\_\_?\_\_\_
- [CRA]
- Commercial Realtors (contact Phillys Smith)
- Fulford Church
- Concentrate on RESIDENTS
- Environment



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### **Corridor Plans**

- Miami Dade Transit
- FDOT
- County
- Miami Dade Public Works
- MPO (BPAC)
- Police Dept/EMS
- Neighborhood Associations
- NE Dade Transportation Committee
- Circulators
- Community Transit riders
- City Staff
- Cycling Club?

### **Parks and Open Spaces:**

- Parks Staff
- Sports Clubs/Groups
- Neighborhood Associations
- Police/EMS
- Swim Teams
- Schools
- After School Programs
- People with field permits
- Tennis
- Intramural Sports
- Seniors
- Optimists' Club
- Miami Dade County
- Cyclists/Runners
- Fitness Center Users
- Grocery Stores (sponsorships)
- Developers
- School System
- YMCA

### **PUD Boundaries, Regulatory Mechanisms, etc:**

- Green buildings
- Sponsorships: Parks, traffic calming, transit improvements
- City/Staff
- DCA



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- RPC
- CRA Committee
- Planning and Zoning (Design Review Committee)  
Economic Development Board



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Meeting Minutes: North Miami Beach Urban Design Plan  
Meeting Date: January 30 – February 1, 2007  
Project No: 19491  
Location: NMB Public Administration Building/McDonald Center  
Purpose: Stakeholder Interviews  
Attendees: Dave Barth; Allison Crnic; Mike Sobczak  
Troy Russ; Jane Lim-Yap  
Compiled By: Allison Crnic

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## **Interviewees:**

### **January 30, 2007**

Laurie Slavin – Advocate for Children and Families  
Merry Marks – Eden Isles  
Carlos Rivero – City Forester  
Robert Taylor – former Council member  
Alan Rosenthal – Local Attorney  
John Donahue – 3862 Condo Inc.  
Paul Templer – Chamber of Commerce  
Marteen Longo – Eastern Shores resident  
Alan Singer – Special Olympics/Optimists Club  
Nancy Petroske – Resident/ Church of Fulford  
Ken Gulstrand – Uleta Resident  
Mike Mosher – Architect, Planning and Zoning Board Member  
Stella Brookstein – Eastern Shores  
Miriam Zeno – One Stop Career Center  
Milla Bucchino – One Stop Career Center  
Gaston Sirrot – Highland Village Development  
Patti Stauffer – Dr. John T. MacDonald Fdn School Health Initiative  
Carlos Acevedo – Public Utilities  
Fortuna Smuckler - Resident  
Dee Dee Thompson Drumheller  
Magdalena Ammiriti – Caribbean House Condo  
Gil Eusebio – Three Seasons Condos



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Jay Singer – Three Seasons Condos  
Steve Bandkayler - Resident  
Barry Sharpe – Sharpe Properties

**January 31, 2007**

Eduardo Gurgel – Public Services (Signage)  
Joseph Herby – NMB Civic Association  
Alejandra Aralijo – Sky Plaza  
Joe Dooley – 10<sup>th</sup> Ave. Homeowners  
Mary Hilton – NMB Civic Association/Property Owners Association of NMB  
Richard Reiss – Resident  
Menora Thomas - Resident  
Tom Vageline – City of North Miami Beach  
Bill Borkhan – NMB Citizens Coalition  
Scott Sichak – Pickwick Resident/Local business-owner  
Marilyn Baumoehl – NMB Citizens Coalition  
John Kurzman – former Council member  
Marta Burke – Fulford United Methodist Church  
Chuck Cook – Public Utilities Com.  
Tom Carney - Police  
Jean Lopez – (Behalf of George Mederos)  
Orlando Loli – Planning and Zoning Board  
Norman LaPorte – Planning and Zoning Board Chariman  
Franz Arango – Vivo Real Estate  
Al Sturtz-Lion's Club of Aventura  
Shirley Lafleur – Congressman Meek  
Dr. Barry Schugar – Citizens Coalition/President of Mall Lake  
Gustavo Lumer – Resident  
Jim Allen – Little League  
Deborah Miller – CRA Board; County Worker  
Barbara & Leo Imbermann – Panoleta Gardens  
Pamela Campbell – Highland Village  
Carl & Marianne Napolitano

**February 1, 2007**

Mayra Pau – Mayra Pau Consulting  
Barbara Falsey – County Planning  
Bob Malagon – Equity One—Sky Lake Shopping Center  
Rabbit Ben Chait  
Michael Snyder – long-time resident, Chamber of Commerce  
Alice Quarles – Greynolds Elementary



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- Melissa Hege
- Lisa Alvarez – Planning Department
- Jorge Joel Apiau – Public Utilities Commission/Firefighter
- David Coviello – Zoning and Land Use Attorney
- Phil Glassman & Joe Kaller – Architect/Mountaineer Development Corp.
- Diaz Lecaya – Economic Development Department
- Truly Burton – Builders Association of South Florida
- Boris Morzo
- David Lorenzo – Lorenzo’s Italian Center
- Rita & John Pollard
- Rich Wilkerson – Trinity Church
- David Dahlstrom – South Florida Regional Planning Council
- June & George Stojkovic



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Meeting Minutes: North Miami Beach Urban Design Plan

Meeting Date: February 01, 2007

Project No: 19491

Location: North Miami Beach

Purpose: Stakeholder Interview Results

Attendees:

Compiled By: Allison Crnic

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## **Parks & Open Space**

### **Comments about specific parks/neighborhoods**

- Greynolds Park is wonderful, has a few access points
- Parks: no parks in Eastern shores, just a tiny tot lot
- Pickwick Estates could use more parks
- Uleta needs to be updated
- Littman Park attracts only “vagrants and lovers”
- Taylor Park is good for Little League but no older kids
- Allen Park used to have boxing...there are bathroom issues there
- Windward is not served well in terms of recreation
- Need to enhance Memorial Park...not enough to do
- Daughter goes to BLAS program at Uleta Park
- Uleta Park Center has become more health-conscious which is great
- Pickwick would love a park—around the lake maybe?
- E of Biscayne needs more parks
- TECO property could be a park
- Thought Publix property would be a good opportunity for fields
- Issue of shared fields: Allen Field was designed as a football field
- Would like to see Mishkan as a baseball center, use Allen for soccer/football
- S of 159<sup>th</sup> is “a tough area” but possible place for a sports complex through redevelopment
- Want to take Greynolds Park away from the County, letting it get too rundown. It’s under-utilized
- Track and Field Meet for Special Olympics is held at North Miami Athletic Stadium, owned by the City of North Miami, adjacent to FIU. Area being redeveloped, use of

facility as at the whim of the City. Would like to see a dedicated facility within the City of NMB.

- Greynolds is the local park for folks in the Sky Lake neighborhood
- Park land at Oleta State Park for active recreation?
- Need to meet w/ FIU to talk about land on the north campus for a ballfield complex
- TECO site should be used for sports complex; adjacent residents' concerns are less important than meeting kids' needs
- Johnson and Wales University needs a soccer field; Jewish Community Center, adjacent municipalities need parks space
- Need to look at site under I-95 for sports complex
- Vacant site on 6<sup>th</sup> Avenue – potential park site?
- Basketball courts should be covered, repaired at Highland Village
- Tot lot in Eastern Shores – had to overcome NIMBYism
- Connect trail to Greynolds
- More urban form park for Eastern Shores with tough design controls...we need basketball court, but don't need a 20-acre park...however the tot lot is inadequate.
- Opportunities for joint parks w/ other communities? Look at site along 8<sup>th</sup> an 159th
- Need a dog park; talk to Greynolds?
- People walk along perimeter of Greynolds
- Oleta River Plant Water Resources as part of parks system

#### **Number/Type of Parks & Facilities**

- Enough parks conducive to people, with shade, drinking fountains, bathrooms
- Small pocket parks are great and well-used...need more
- No more big parks are needed
- In terms of parks, there are a good amount of facilities/resident
- Want a dog park
- More park space needed
- Want more green space. Fields are crammed into parks...need more passive park space
- Son drives to Ojis Park for baseball
- Field facilities were crunched until Mishkan
- Fields need amenities
- County Park on Ives Dairy is where softball has to go
- Wants a hobby park and skate park facilities—can start a small test facility and see how it goes. Good comparable is off of Yamato in Delray
- Would like to see the “Safety City” driving course come back
- Community center—esp. at Uleta—needs computer labs
- Concerned about parks: too much focus on large parks, need passive and informal space
- Need more small parks
- Not enough parks
- Until Wilma, had 4 baseball fields (some now damaged)

- Really wants a baseball complex for Little league, teenage ball, softball....North Miami has 2 complexes!
- Would be ok w/ one extra field here and there, second choice to complex
- Parks are underutilized
- Parks are decreasing numbers of tennis courts, increasing basketball in response to shifting demographic
- Need for soccer fields, possibly cricket?
- Used to have a full-length gymnasium in City Hall (now a theatre)
- Don't like neighborhood parks because of problems with drugs
- Would like a central park area
- More parks needed, more greenspace especially with new development
- Want to see more tot lots with better equipment
- Don't want any more new parks...what we have now is fine
- No place for kids to play
- Greater density means needs for more recreation facilities
- Need dog park
- More parks the merrier
- City needs four soccer fields or 8 half-size fields
- School fields need to be renovated
- City needs to change focus, become aggressive in buying park land
- Would like to have a pool; nearest public pool is City of NMB
- Kids don't have anything else but the park in the neighborhood
- Park land taken for sewer lines
- Are there opportunities to expand existing parks? Schools?
- Frayed edges to existing residential neighborhoods that could be converted to parks?
- Internal connectivity needs attention: trails, bikes, greenways
- Would be nice to have more access to waterways, such as boat ramps, kayak ramps, picnic areas, etc
- Need a dog park

### **Safety**

- Parks feel unsafe, especially those that are heavily wooded (like Greynolds)
- Concern about safety and the canal: a girl drowned there
- Want more security at parks
- Park security—want to see gates
- Kids need places to go for clean fun; end up playing in the streets
- Never had any problems w/ City parks. Kids have grown up here

### **Canal**

- Canal maintenance is good
- Canal water is dirty

- Pedestrian crossing at tennis courts over canal and to other parks
- Would like to go east along Canal
- Appreciate the Snake Creek Canal improvements
- Pickwick not connected to Canal path
- Canal is becoming a center for Orthodox Jewish population, which makes walkability crucial
- Many synagogues on 10<sup>th</sup> Ave/Canal
- Snake Creek, use waterway more!
- Riverwalk proposed for connection along water
- Need Blues Ways → Snake Creek Canal
- Canal is not celebrated → City has not done anything to beautify it.
- Why is bridge over canal closed? Been closed for 6 months - year
- No enforcement of dog poop along canal; need to install poop bags
- Used to be fish in canal; now there's no life. Need to stock fish for kids

### **Programming**

- Not enough after school programs or community facilities
- Need after-hour programs
- Uleta Center needs to have weekend hours...right now gym is closed
- Programming needs to be more educational
- City needs to do a better job letting residents know about events and programs (esp. Parks)
- Need more services from parks department
- Not sure about Little League viability...participation seems to be down

### **Comparables**

- Comparable: Kennedy Park in Miami
- Look at and model after Hialeah Parks, "state of the art"
- Parks are not going to compete with Broward County

### **Open Space/Landscaping**

- Green space in the east edge...under barrage, and in Oleta
- City should acquire land (eminent domain?)
- Want low-maintenance public space
- Want ecologically friendly landscaping with minimum maintenance
- Keep green space where building higher
- Want to elevate the conversation about landscape
- Big issue: open space
- What is going to happen with the open space around Publix?
- Tree canopy was damaged by Wilma
- Want a city reference on which trees can prosper in NMB for residents...need guidance.

- Want a tree canopy everywhere
- Believes in benefits of green space, beautification: blight spreads faster than beautification
- Landscaping is crucial
- Need access to water for canoe/kayak access; Oleta River goes out to Bay through Aventura at Point East at approximately 178<sup>th</sup> +/- St.
- Need to get more green space
- Business owners should plant trees, shrubs, flowers; take down ugly signs
- Palm trees should be planted along medians
- Need more community open space

#### **Other**

- Big “5” Club \$90/month (Basketball, soccer)
- Need to encourage community ownership of parks and open spaces
- Developers should contribute parks
- Oleta State Park fees are too high
- Parks attract students (which is bad)
- City is not focusing on young generation enough...there is nothing to do! When they grow up, they move away
- History of the City should be celebrated, ie: the racetrack
- Kids need more options for stuff to do
- Little League serves about 400 kids
- How many people actually use the parks? 2-3%?
- Stress reduction, more recreation opportunities are important to maintain safe community
- Recreational issues should be coordinated with transportation and school issues
- Iguanas, feral cats in parks have depleted bird population

### **Transportation Network**

#### **Traffic (general)**

- Biggest problem is traffic. Miami Gardens is bad, 163<sup>rd</sup> is worse, wants relief. Miami Gardens and US1 is a complicated intersection
- Not concerned about traffic
- Worried about traffic
- Regional traffic will always be there
- Not very bothered by congestion
- Congestion seems to be dealt with as an afterthought
- Traffic is through traffic
- Casinos, dog track are adding to congestion
- NMB is a city “dominated by cars”
- NMB is a crossroads → doesn’t generate a lot traffic, but there’s a lot passing through

- Concerned about traffic, congestion, and safety
- Concerned about growth and traffic, in particular access to 95
- NMB is “crossroads of Florida” 26 West, 163<sup>rd</sup>, I95
- Traffic is bad...congestion on 163<sup>rd</sup>
- We have a traffic, let’s look at it regionally
- Would like to know how traffic is moving now, and how can it be better?
- NMB is always going to have a traffic problem because of its location
- Traffic is coming from outside of City...more condos E of Biscayne than any other place in S Florida
- Status quo for traffic is unacceptable
- Concern about too few ingresses and egresses
- Recent study says that children living within ½ mile of arterials have bad health effects
- Need wider streets; can sometimes take 20 minutes to get from office to I-95
- Parkway Hospital will be expanding, add more to the congestion
- Congestion is due to peak hour commuting

### **163<sup>rd</sup>**

- Sees 163<sup>rd</sup> as a “Big City” which is ok
- 163<sup>rd</sup> is a major problem and needs more improvements
- 163<sup>rd</sup> W of Biscayne is terrible
- 19<sup>th</sup> & 163<sup>rd</sup> = 1 entrance and exit for 600 cars?!?
- 163<sup>rd</sup> is a problem. Can it be anything but a highway?
- Concerned about 163<sup>rd</sup>
- Major issue at 163<sup>rd</sup> and Biscayne—City gives lip services about it being a state road and not having jurisdiction over it
- People try to stay away from 163<sup>rd</sup>
- 163<sup>rd</sup> is aesthetically terrible, and the building are dilapidated
- 163<sup>rd</sup> feels unsafe, no lighting in some places
- Need to beautify 163<sup>rd</sup> St; entryway into the City needs to more attractive
- Need additional lighting on 163<sup>rd</sup> St; only lit on the south side
- Need grade separated interchange at Biscayne/ 163<sup>rd</sup>; coordinate w/ transit station
- People use 163<sup>rd</sup> as cut through to/from Sunny Isles, North Miami, etc

### **Biscayne**

- Biscayne Blvd is nice
- Biscayne and 163<sup>rd</sup> is “the worst intersection in Dade County”
- Biscayne Blvd is just gridlock
- Biscayne from 163<sup>rd</sup> on N “is the pits”
- Biscayne isn’t all that bad
- Biscayne Blvd doesn’t become a problem until Aventura
- Biscayne needs to be brought up the standard of Aventura...it’s ugly.

- Need to improve 172<sup>nd</sup> at Biscayne/ railroad tracks; need more room between Biscayne, railroad - move tracks?
- Don't perceive traffic congestion east of Biscayne

### **159<sup>th</sup>**

- 159<sup>th</sup> should be formalized as a collector street
- 159<sup>th</sup> is the local bypass for 163<sup>rd</sup>
- 159<sup>th</sup> is an artery
- There was talk about 159<sup>th</sup> becoming a major corridor
- 159<sup>th</sup> St could connect 159<sup>th</sup> St to Biscayne

### **Hanford**

- Hanford St → different to drive on
- Hanford Concept is beautiful but getting bastardized
- Hanford Ave is bizarre
- Not too happy with Hanford Road—too narrow
- Hanford has been good for the neighborhood
- Hanford is too narrow
- Likes the Hanford Street idea,
- Likes what is being done on Hanford.
- Need to get Hanford Blvd. completed
- Hanford Blvd; lanes are too narrow, too difficult to cross 15<sup>th</sup> Avenue
- Hanford is cut off from major traffic
- Hanford needs to be connected to other areas e.g. Miracle Mile

### **19<sup>th</sup> Ave.**

- 19<sup>th</sup> Ave is really nice
- 19<sup>th</sup> could be developed as north south residential/commercial walking street
- Like 19<sup>th</sup> St improvements
- Want more street improvements like 19<sup>th</sup> Ave.
- Like improvements to 19<sup>th</sup> street, keep up with landscaping
- 19<sup>th</sup> Avenue should be the City's Main Street up to Miami Gardens

### **Transit**

- Supplement County transit system with a City-run trolley (less frequent)
- Want bus pull-offs, especially at Walmart
- Want more public transit for seniors
- Tri-rail isn't coming for another 10-15 years
- Bust stop too close to 19<sup>th</sup> St. intersection
- Bus stop doesn't have turn-ins...stalls traffic
- Bus access internal to neighborhoods is bad
- Concerned about public busses. Stops have no amenities, need cover, benches, shelter

- Transit is pretty good
- Busses are far and few between; work force needs more frequent public transportation. Sometimes there's an hour gap in bus service
- Jitney service also provides transportation, sometimes breaks down
- Circulator busses along 163<sup>rd</sup> may not help
- May need weekend circulator trolley for parks, civic sites

### **Traffic Light/Synchronization**

- Need LT signal ? to eastbound 15<sup>th</sup> ave/163<sup>rd</sup>, also at 10<sup>th</sup> and 163<sup>rd</sup>
- Traffic light sequence needs to be reevaluated
- Synchronization of traffic lights is bad, esp. during business hours
- Problem is signalization
- Want park & ride lots

### **Comparables**

- Comparable: US1 in Hallandale is attractive
- Sidewalks need more special treatments, like Copacabana....special character
- Would like to see something like Hollywood Blvd
- Want to see Fulford/Hanford be more like Hollywood Blvd
- Like flyover at Ives Dairy: "best thing in the world"
- Like Tamiami off of 826 going east, have done a great job with their renovations
- Would like something like Miami Lakes
- North Miami brick sidewalks are attractive

### **Parking**

- Parking should be behind buildings
- Wants easier parking
- Conflicts with pedestrians and parking
- Geometry change to prevent parking abuse
- Not enough parking at library
- Problem with parking near schools—no areas for pickup
- Need more parking; multiple-use parking is better
- City should work with State to provide access under 163<sup>rd</sup> St. to park at Intracoastal Mall

### **Street Amenities/Walkability**

- City is not walkable
- Major thoroughfares need a lot of work
- Impossible to cross Biscayne, 163<sup>rd</sup>
- Would like city to be walkable
- Want multi-use, walking streets
- Sidewalks aren't practical (NE 164<sup>th</sup> St & 17<sup>th</sup>)...too small
- Professional moyle needed to make island u-turns



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- As city resurfaces roads, give consideration to curbs that define streets (like 168<sup>th</sup> and 9<sup>th</sup>)
- Marina Grande needs to follow through with beautification of 172<sup>nd</sup>
- Need more lighting at night
- Love not having 6-lane streets... keeps it walkable
- Would like to see more light poles, brick pavers, wide sidewalks
- About 30% of Greynolds students walk to school
- City should invest more in streetscape
- People are happy with roadway landscaping
- Very few people walk or bike to work
- Need to get people out walking, related to asthma, diabetes, juvenile obesity
- Need to develop infrastructure to provide incentive to walk, encourage exercise; City did not fulfill promise to developers about roadway improvements
- Concerned about communication between City and private interests
- Would like PUD map on the internet
- Elderly Home/ Park Manor – great parcel to develop
- City should aggressively go after Eastern Shores, include a turnaround ramp
- growth
- Toys R Us site—why is that being considered?
- Want to make sure that commercial part of 163<sup>rd</sup> (Type C) site respects neighborhood – step backs, etc
- Dealership PUD – very congested area
- City lost opportunity with Nova University
- At the interchange there should be a high class office building to take advantage of the crossroads
- More parks needed, more greenspace especially with new development
- Old nursing home PUD was magnet for homeless
- What is the CRA investment strategy?
- People talking about developing condos along Snake Creek canal in residential areas
- Macaroni Grill site; what should be developed there? Is multi-family residential appropriate?
- Further to west, developing cheaper food-related strip commercial, service industries, etc close
- Might be good to change the name of the city
- Land Code is 30 years old
- Wants to identify fundable projects
- City should revise Code to accommodate today's growth
- Toys R Us property is at the bottleneck of NE 6<sup>th</sup>.
- Sunny Isle Beach—“ Just a shame”...now just a “concrete canyon”
- Would like to see Eastern Shores (mall) redeveloped
- Eastern Shores was not developed well
- It will take developers (investment) to make changes happen

- Aventura/Countryside Drive for Miami Gold Property
- Don't want to see 167<sup>th</sup> turn into high rises
- What will happen to the abandoned Fire Station in Uleta
- Concern over Toys R Us parcel
- PZ Board voted down high rises...but Council voted for them
- Permitting process takes forever
- 167<sup>th</sup> and 10<sup>th</sup> (What is the best use of city owned vacant land next to ballfield?)
- Look Hialeah for zoning incentive examples for development
- Concentrate retail/new development in centers, don't "thin" out development
- Mixed use development would be nice
- 19<sup>th</sup> could be developed as north south residential/commercial walking street
- Want more uses in NMB, more options
- Want to see a stable commercial core
- 19<sup>th</sup> Ave had talk long ago about it turning into a commercial corridor
- Need to create a pocket of appealing places, make the location work for us more
- Really want more restaurants and stores
- Big issue: variety of stores would be in everyone's interested
- Would like to see 19<sup>th</sup> Ave turn into a financial center, because there isn't one anywhere else in Northeast County. It's a gorgeous street!
- Believes in mixed use
- Comparable: Hollywood's downtown is neat
- In general happy with the city, but wants more entertainment, dancing
- We're all trying to develop a town, create a real place
- City needs to encourage people to develop along 164<sup>th</sup> – major restaurants, uses that stay open at night
- People want to bring buildings up to street, need to provide a place/ reason for people to be walking
- Need more affluent population, attract people to live downtown
- Lower income apts may discourage people from starting businesses along Hanford
- Want clean, fresh retail
- Vision: establish a city center
- Wants a stronger downtown
- Wants to see more shopping options
- Concerned about old-timers having to sell under pressure from development
- Need more affordable housing, mixed income housing, mixed income business
- Concerned about over-pricing...seeing the demand increase in housing, people are getting priced out
- Condo towers (around 170<sup>th</sup> and Biscayne)...when upscale buildings go up, who are they for? Don't exclude existing residents
- Supports "inclusive" development...do not marginalize any group. Make sure developers don't run them over!

- Want less affordable housing
- Winn Dixie site should be looked into...could get a high price for but would want to be affordable, mixed use
- City is not addressing problems of affordable housing
- HUD homes in Eastern Shores?
- Need public policies to require mixed income affordable housing
- Want to be an inclusive city
- INCLUSIVITY
- Don't want to be in a position so that the residents' burden makes it unaffordable
- Would like to see affordable multi-family housing; either make developers contribute it, or acquire the land
- Could there be grants for home improvements in lower income areas?
- PUDS are "Biggest joke in the history of the City"...just outrageous plans
- Miami Gold site – can't get in, out of property. Access is major issue.
- Biscayne Blvd property is polluted, adjacent to city facilities. Plan for 15-story building is bad because there is no "stepping up" from residential area
- Property at Biscayne and 163<sup>rd</sup>—city has approved a high-rise office building. Traffic will be terrible—how do you get incoming south? U-turns?
- Nursing home PUD: 15 story building, again issue of access (W Dixie), abuts Greynolds Park...will destroy viewshed
- Biscayne Blvd is just low-density commercial...where are those high rises coming from?
- There is an opportunity for a bus turnaround at 15-story office PUD, as opposed to blocking traffic
- Biscayne and 163<sup>rd</sup> is already terrible. What happens when PUDs are developed into towers?
- West side of Biscayne is underutilized
- Adamantly opposed to Blue Palms; need to have more parks space
- Area east of Biscayne – Blue Palms, Keystone Grande sites – is ideal for park site
- TECO property is likely contaminated. Does it have a brownfield designation? Peoples Gas has agreed to clean it up.
- Concern about the TECO site from gas company
- TECO site...can see it being high, not a problem in terms of traffic
- Use TECO site as park
- Wouldn't mind high rises (up to 25 stories) but not along the water
- 6-12 story building in downtown ok
- Don't need increased taxes from higher density
- Is in favor of new development but is concerned that high density makes the traffic worse....it may be more appropriate to only have 3-4 stories
- Concerned about density and impacts on traffic
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- Concerned about height and density, in particular the "free moving air to the ocean" which provides a great breeze.

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- Maximum building height should be 3 stories.
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- Would rather see green space and higher buildings, than 2 squat buildings
- NMB should not have buildings over 5-6 stories
- Avidly believes that City must have height in strategic areas...but developers need to contribute a lot more.
- Keep Uleta area 5-6 stories max
- Density = traffic
- Tall buildings next to single family houses are a concern
- Is not afraid of height
- Towers ok (need financial concerns)
- Concerned about effects of building heights on traffic and neighborhoods
- There can be a balance with high rises
- Possible eminent domain to keep building 8-10 stories
- Original concept of high rises was to leave open space
- New high rises may bring in residents who need services
- People want to stay at 12 stories – “the magic number”
- People are not all that concerned about building heights
- Want development adjacent to be water-related
- DCA objection to high density in the High Hazard Zone
- Would like to see the City attract more redevelopment
- In general, residential development happened east of US1, would like to see more focus on the west
- Growth is coming
- City should provide bonuses for developers that are willing to do the right thing, like open space bonuses and affordable housing bonuses
- Need a plan to determine real development potential
- Replace flat-top residential
- In favor of growth, will improve quality of life
- We shouldn’t stop growth just to satisfy 5% of the City (Eastern Shores)
- Need quality business
- Maximum creativity, opposed to arbitrary height restrictions
- There’s room for quality mid-rise buildings and townhouses...predominantly just a single family area now
- Would like to see development of new townhouses
- General lack of ingress/egress in PUDs
- Need more professional buildings, no more strip buildings (“knock ‘em down!”)
- Concerned about development/congestion

- Common sense isn't being used. We need to not be in the extremes...no more "build build build!" But City Council keeps approving them
- NMB has highest taxes/sq.ft. in South Florida because its low and outwards
- Compromise between build build build and anti-height
- Would like City to listen and temper...stop beating people over their heads. Start lower and literally build up
- The City has to change: tolerating change. Use a strategic approach and test it out.
- Get amenities from developers!
- Build strategically
- Development should be gradual in stories, not just straight up height
- Know development is necessary, but don't want it to be thoughtless
- Fiasco of approving new high rises is ridiculous given the existing vacancies
- Development requirements for parking make it incredibly difficult for quality design with landscaping, etc.
- Suburban shifting to urban. Concerned about wall of concrete, height, and loss of Florida landscape
- Want to retain Florida feel
- Like townhouses, more townhomes on high volume streets (159<sup>th</sup>, 8<sup>th</sup>)
- Concerned with growth pressure on schools
- Want to see the smart growth strategy
- Would like to see 3-level townhomes, side to side
- Want a sound growth strategy
- Concerned about services for new growth
- Want more convenience and amenities
- Doesn't want more growth, but bring uses closer
- What about tax incentives for "pioneer" developers?
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- Not concerned with development
- Want the city to be more family-friendly with more to do
- Are for development, it will bring improvements to the city
- Don't buy the usual planning tools of mass transit...so be smart about development
- Dixie Hwy can be used for medium density development
- Increased tax base through infill
- Would like to accommodate growth
- Age housing stock is a concern—many houses were built on the GI Bill
- Ok with development along the arteries
- Modernization can get rid of dilapidated houses—"if it means displacement, too bad."
- Promote grouping activities to allow family activities (shopping, exercise, food, etc)
- In favor of growth
- Would rather see green space and taller buildings than no green space

- Former Mayor fought with development
- Development needs to pay for quality of life enhancements, such as traffic calming
- Want to attract business, but not negatively impact neighborhoods
- Shouldn't develop new projects until transportation problems are solved
- Higher levels of landscaping, etc lead to higher occupancy, higher rentals
- Growth, planning is fabulous; conveniently located, close to Aventura
- Need to improve the look of 163<sup>rd</sup> St; no more condos
- City should be collecting impact fees from new development to pay for improvements
- Would like redevelopment of Intercoastal Mall, include some residential; public water access
- Want to preserve view of the water
- Housing market has a lot of pressure on South Florida
- Cities usually allow for more growth than what is normally allowed
- Some developments have waiting lists for tenants
- Promenade shops at 163<sup>rd</sup> St
- 163<sup>rd</sup> St is not uniform; signage, improved lighting. Development in unincorporated areas does not conform to City standards
- We need growth: cannot avoid change
- Need to fix connecting streets between 164<sup>th</sup> and 163<sup>rd</sup>
- No one is walking here
- What is the plan for NE 15<sup>th</sup> Ave? It's been neglected but runs right into city center
- North – South NE 6<sup>th</sup> Ave can be better utilized, can maybe eliminate Glades buildup. Need to be upgraded.
- Likes 164<sup>th</sup>
- Bottleneck at Glades interchange is a big problem
- 164<sup>th</sup> used to be perceived as being unsafe but might be different now
- Police and fire need emergency access, especially over Snake Creek Canal
- Road east of 95 is a big opportunity to alleviate congestion
- Some of side streets flood during the rainy season, need drainage improvements; e.g. 6<sup>th</sup> Ave flooded before it was improved
- Dixie Highway could be widened
- Could also look at 151<sup>st</sup>; would provide access for local people, eliminate a lot of traffic on 163<sup>rd</sup> St
- Need wayfinding, gateways
- Any interest in Eastern Shores in improving street ends?
- Need traffic light at 15<sup>th</sup> Ave and 169
- 10 Ave. is a concern. Traffic down 10<sup>th</sup> is speeding, 109<sup>th</sup> and 168<sup>th</sup> have unsafe conditions
- More attention needs to be given to kids' routes to schools
- Corner of NE 6<sup>th</sup> and NE 8<sup>th</sup> S of 159<sup>th</sup> is nice

- 8<sup>th</sup> Ave to 6<sup>th</sup> Ave have no stop signs, cars are coming through neighborhood too fast; roundabout is pretty but speed bumps may be more effective
- 10 Ave isn't too bad, 15<sup>th</sup> Ave is ok
- 10<sup>th</sup> Ave was used as a connector...being used as a shortcut
- 15<sup>th</sup> Ave isn't as utilized and is still a good shortcut
- 6<sup>th</sup> Ave could be utilized more
- Access on 15<sup>th</sup> goes away with updated street (Greynolds Elementary)
- Need to control access between schools, calm traffic, create a safe campus environment for schools
- Want traffic calming at potentially affected streets...would like a roundabout in Panoleta Gardens, especially in streets parallel to 163<sup>rd</sup>
- Access to all neighborhoods needs improvement
- Cars go too fast in the neighborhoods
- Development of 186<sup>th</sup> st → widening it?
- “complete the streets”
- Kids do not have incentive to walk
- Need to eliminate barriers to walking around the school
- Could create a nice walking environment from TECO to Ford site
- Not safe to cross Biscayne Park on bikes
- Need to be able to cross railroad tracks to provide access to schools for kids
- Need substantial sidewalks
- Need better street conditions
- Need better streetscape: lighting, street trees, but not necessarily brick pavers
- All streets need to be upgraded, rather than showcasing one street
- On Advisory Committee to CRA; would favor uniform design standards for signage, landscaping, lighting
- Need to enhance 171<sup>st</sup>, 19<sup>th</sup>, 15<sup>th</sup>, 159 as boulevards w/ street lights, etc
- Wider sidewalks and setbacks needed to accommodate bus shelters
- Sidewalk across Miami Gardens Drive is too narrow
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## **PUDs/Development (general)**

### **Development (general)**

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- Concerned about effects of building heights on traffic and neighborhoods
- There can be a balance with high rises
- Possible eminent domain to keep building 8-10 stories
- Original concept of high rises was to leave open space
- New high rises may bring in residents who need services
- People want to stay at 12 stories – "the magic number"
- People are not all that concerned about building heights
- Want development adjacent to be water-related
- DCA objection to high density in the High Hazard Zone

### **TECO Site**

- TECO property is likely contaminated. Does it have a brownfield designation? Peoples Gas has agreed to clean it up.
- Concern about the TECO site from gas company
- TECO site...can see it being high, not a problem in terms of traffic
- Use TECO site as park

### **Biscayne Blvd PUDs**

- PUDs are “Biggest joke in the history of the City”...just outrageous plans
- Miami Gold site – can’t get in, out of property. Access is major issue.
- Biscayne Blvd property is polluted, adjacent to city facilities. Plan for 15-story building is bad because there is no “stepping up” from residential area
- Property at Biscayne and 163<sup>rd</sup>—city has approved a high-rise office building. Traffic will be terrible—how do you get incoming south? U-turns?
- Nursing home PUD: 15 story building, again issue of access (W Dixie), abuts Greynolds Park...will destroy viewshed
- Biscayne Blvd is just low-density commercial...where are those high rises coming from?
- There is an opportunity for a bus turnaround at 15-story office PUD, as opposed to blocking traffic
- Biscayne and 163<sup>rd</sup> is already terrible. What happens when PUDs are developed into towers?
- West side of Biscayne is underutilized
- Adamantly opposed to Blue Palms; need to have more parks space
- Area east of Biscayne – Blue Palms, Keystone Grande sites – is ideal for park site

### **Affordability/Diversity**

- Concerned about old-timers having to sell under pressure from development
- Need more affordable housing, mixed income housing, mixed income business
- Concerned about over-pricing...seeing the demand increase in housing, people are getting priced out
- Condo towers (around 170<sup>th</sup> and Biscayne)...when upscale buildings go up, who are they for? Don’t exclude existing residents
- Supports “inclusive” development...do not marginalize any group. Make sure developers don’t run them over!
- Want less affordable housing
- Winn Dixie site should be looked into...could get a high price for but would want to be affordable, mixed use
- City is not addressing problems of affordable housing
- HUD homes in Eastern Shores?
- Need public policies to require mixed income affordable housing
- Want to be an inclusive city
- INCLUSIVITY
- Don’t want to be in a position so that the residents’ burden makes it unaffordable
- Would like to see affordable multi-family housing; either make developers contribute it, or acquire the land
- Could there be grants for home improvements in lower income areas?

### **City Center/Downtown Area/Mixed Use**

- Vision: establish a city center
- Wants a stronger downtown
- Wants to see more shopping options
- Concentrate retail/new development in centers, don't "thin" out development
- Mixed use development would be nice
- 19<sup>th</sup> could be developed as north south residential/commercial walking street
- Want more uses in NMB, more options
- Want to see a stable commercial core
- 19<sup>th</sup> Ave had talk long ago about it turning into a commercial corridor
- Need to create a pocket of appealing places, make the location work for us more
- Really want more restaurants and stores
- Big issue: variety of stores would be in everyone's interested
- Would like to see 19<sup>th</sup> Ave turn into a financial center, because there isn't one anywhere else in Northeast County. It's a gorgeous street!
- Believes in mixed use
- Comparable: Hollywood's downtown is neat
- In general happy with the city, but wants more entertainment, dancing
- We're all trying to develop a town, create a real place
- City needs to encourage people to develop along 164<sup>th</sup> – major restaurants, uses that stay open at night
- People want to bring buildings up to street, need to provide a place/ reason for people to be walking
- Need more affluent population, attract people to live downtown
- Lower income apts may discourage people from starting businesses along Hanford
- Want clean, fresh retail

### **Other**

- Might be good to change the name of the city
- Land Code is 30 years old
- Wants to identify fundable projects
- City should revise Code to accommodate today's growth
- Toys R Us property is at the bottleneck of NE 6<sup>th</sup>.
- Sunny Isle Beach—"Just a shame"...now just a "concrete canyon"
- Would like to see Eastern Shores (mall) redeveloped
- Eastern Shores was not developed well
- It will take developers (investment) to make changes happen
- Aventura/Countryside Drive for Miami Gold Property
- Don't want to see 167<sup>th</sup> turn into high rises
- What will happen to the abandoned Fire Station in Uleta
- Concern over Toys R Us parcel

- PZ Board voted down high rises...but Council voted for them
- Permitting process takes forever
- 167<sup>th</sup> and 10<sup>th</sup> (What is the best use of city owned vacant land next to ballfield?)
- Look Hialeah for zoning incentive examples for development
- City did not fulfill promise to developers about roadway improvements
- Concerned about communication between City and private interests
- Would like PUD map on the internet
- Elderly Home/ Park Manor – great parcel to develop
- City should aggressively go after Eastern Shores, include a turnaround ramp
- growth
- Toys R Us site—why is that being considered?
- Want to make sure that commercial part of 163<sup>rd</sup> (Type C) site respects neighborhood – step backs, etc
- Dealership PUD – very congested area
- City lost opportunity with Nova University
- At the interchange there should be a high class office building to take advantage of the crossroads
- More parks needed, more greenspace especially with new development
- Old nursing home PUD was magnet for homeless
- What is the CRA investment strategy?
- People talking about developing condos along Snake Creek canal in residential areas
- Macaroni Grill site; what should be developed there? Is multi-family residential appropriate?
- Further to west, developing cheaper food-related strip commercial, service industries, etc close

## **Misc.**

### **Crime/Drugs/Homelessness**

- Crime is on the rise, but incidents seem isolated
- Problem with homelessness
- Concerned about increased crime
- Gang action is escalating...drive-by shootings especially. Fewer people are out at night
- There are too many apartments, they generate crime
- Some gang activity going on in Pickwick
- Gang issues
- About 150-200 homeless people in NMB
- Community policing is limited, just enough resources to respond
- People feel unprotected, unsafe
- Parkway Hospital is now North Jackson Memorial and is attracting homeless people, which could impact 163<sup>rd</sup> more

- Lot of drug dealing in area just east of City Hall – the 2 and 3-story buildings there seem to facilitate crime
- Does not perceive crime as problem
- Gang activity is “moving up” from the south
- North Miami gangs are moving into North Miami Beach; recent upsurge in teenage drive-by shootings
- Need to support police dept, create safe neighborhoods, clean up the crime that’s here now incl. gangs, muggings, etc

### **City Governance**

- 163<sup>rd</sup> – the buildings are dirty, needs better code enforcement. 15<sup>th</sup> and west is the worst, need trashcans, more police presence.
- City needs to have clear rules that everyone knows
- NMB is a really well-run city, but concerned that a lot of City staff will be retiring soon
- Use Plan to strengthen City Council’s resolve
- City is doing a good job keeping up with trash
- Lack of professionalism
- Want to be included in the process—keep it open to participation
- City needs to be cleaned up, more enforcement
- City is weak in code enforcement
- City lacks the will to enforce quality of life
- Need to raise the city standards and willingness to enforce
- City can’t manage what they have...how can they manage growth?
- City sacrifices its quality of life to accommodate “growth”
- City needs to direct rather than react to development
- Public Storage Building (163<sup>rd</sup>) was handled well
- Smart Growth Initiative – it’s good that it slowed down. Don’t push through it
- Frustrated with the timing of notices (don’t send them at the beginning of summer when weather is hot and hurricanes are starting!)
- Keep streets cleaner in the median...City needs to do a better job.
- Want programs to help people beautify their property
- Need to know where City is financially and how much it’ll be able to do to maintain the quality of life
- City has “worst code enforcement” = no teeth
- What is the lighting ordinance, “CPTED” principles
- City is not developing a quality of life improvement plan
- Council doesn’t recognize that Uleta is part of NMB
- Need assistance with code enforcement, e.g. grants
- City needs to mandate higher standards, increase code enforcement
- Not consistent treatment re: code enforcement, banners,etc; need assistance if the City wants continued development
- Want to understand overall vision

- Employees of City appear to be going through the motion, no pride, etc. Even code enforcement is poor. City of North Miami sends out a code enforcement checklist

#### **Decline (General):**

- Concern about the decay of the city from west to east
- Western part of the City isn't great
- Must reverse the trend of decay, it's killing them
- Not impressed by the dilapidated housing stock all over the city
- Mall at 163<sup>rd</sup> isn't very high quality because of kids coming in after school and ripping stores off, a lot of the better ones left
- Concerned about overall decline of the city...35 years ago city was alive and kicking with a mostly Jewish population

#### **Changing Demographics:**

- Aging demographics—some that are very vocal are those that are resistant to change
- Older infrastructure is a concern
- Eastern Shores is changing, getting younger
- Big demographic shift since last decade, used to be more multi-cultural
- E of Canal is Jewish, W is largely Hispanic
- Demographic shift in NMB is very real; predominantly Haitian communities
- Changing demographics: seniors to families, Jewish to multi-racial
- Inadequate infrastructure for children
- "McMansioning" of homes in Eastern Shores

#### **NMB Assets**

- Major assets include light and air: small, manageable neighborhoods; access to the beach; easy access in and out of the City
- City has good assets, like proximity to the beach, great police force
- City has great assets: Nova University, Access to I-95
- Location of the city is incredible but doesn't attract young professionals
- Look at other assets: Greynolds Park, Yearly 60s festival: piggyback City events with others

#### **Community Identity/Aesthetics**

- City has no identity
- Need design guidelines, ie: do not show garage
- Check Sunny Isle Design Guidelines for towers
- NMB is a bedroom community...Aventura is pretty, "but find a blade of grass!"
- NMB is not a part of the megalopolis...let's keep it that way
- NMB: wants peace, quiet and security
- Uleta is a gateway area

- Neighborhoods have very strong identities
- Buildings are ugly
- Want a beautiful city
- Want people to want to stay or move to NMB
- Want a more family-oriented community
- We are a town of single family homes
- NMB used to have a very unique quality: a concentration of wonderful restaurants, but has decreased
- New people moving in don't tend to get involved in civic life. Important to have more outreach, particularly to the Haitian community
- Asian area used to be in Uleta...was a great community
- Does not want to become a concrete jungle
- Want a modern city with modern houses!
- City needs better signage
- City of NMB and business association must help attract events for the next Super Bowl and other events to help attract to the new revitalized downtown
- Look at sister city events for future festivals: Italian, Chinese, etc.
- Families are looking for peace, quiet, stability, places to raise their family
- Need to make sure that NMB is a place that people want to come to
- Should celebrate "blue collar" history
- Need design standards for gateway architecture
- Opportunities to build on character, sense of place
- Need gateways into the City at Dixie Highway, 163<sup>rd</sup>, Biscayne, etc

#### **Annexation:**

- Want to annex "donut holes" to connect neighborhoods to downtown NMB
- The "Donut Hole" has lower taxes.

#### **Water**

- Water quality is important
- Need to protect water supply effects of development
- Concerned about water pressure
- Water treatment facilities are a good long-term investment
- Water Dept. makes a lot of money for the city...but not allowed to make a profit

#### **Adjacent Communities**

- Adjacent jurisdictions are overbuilt, negative impacts
- Want better schools—Aventura and Sunny Isles take the spots at the best schools
- Impacts are coming from Aventura, Sunny Isles
- Concerned about becoming a suburb of Aventura
- City should take advantage of growth and consider compatibility with neighbors
- Connectivity issues to regional amenities



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**Other**

- Look at the big picture
- Ideas on “how to get there” need a basis
- Want to become the best city in Florida
- Rents are dropping
- All schools are in the “hole in the donut” (unincorporated area)
- Need to strengthen neighborhood associations
- Conflict in infrastructure provision between children and seniors
- No recycling pick-up at home
- Need better schools

## **City of North Miami Beach Urban Design Plan Issues and Opportunities Memorandum**

### **ISSUES**

- 1. North Miami Beach Is Growing:** There are feelings of uncertainty and anxiety as the city develops into greater density.
- 2. The Population is Changing:** The older City infrastructure was designed for a different population than the one that is beginning to take shape today.
- 3. Traffic:** There is major concern about how the traffic—especially along 163<sup>rd</sup> and Biscayne Boulevard—is affecting the quality of life.
- 4. Inadequate Parks and Open Spaces:** The existing system is not meeting the needs of the changing population.
- 5. No Sense of Place:** The City lacks a definable sense of place.

### **OPPORTUNITIES**

- 1. Good Bones of Street Network:** The existing roadway grid forms a solid foundation for a more interconnected network for all types of transportation.
- 2. Strong Neighborhoods:** Neighborhood identity is strong and is reflected in active levels of civic participation.
- 3. Greynolds Park:** The regional park is a major asset and attraction for the community.
- 4. Snake Creek Canal:** Though recently enhanced, the Canal can serve as a showpiece for redevelopment and contribute to a greater sense of place.

### **Major Findings from Stakeholder Interviews:**

- **The location of North Miami Beach--a major crossroads of South Florida—is currently both an asset and a detriment to the City.**
- **Citizens are concerned about development: its quality, rationale, and in particular, its impacts on congestion and single-family neighborhoods.**
- **Traffic is the major quality of life issue, particularly on 163<sup>rd</sup> Street and to a lesser extent Biscayne Boulevard.**
- **There is an overall perception that the City has been declining, in both the conditions of the physical infrastructure and in its quality of life.**
- **Generally citizens are satisfied with City governance and appreciate recent improvements such as the work done on 19<sup>th</sup> Street and the intent behind Hanford Avenue.**
- **There is no “there” in North Miami Beach—the City lacks a sense of place.**
- **Demographics are shifting towards a more diverse, family-centered population and City needs to respond.**
- **There is no consensus vision on what the future of North Miami Beach should be.**

### **Specific Findings:**

#### **Parks:**

- Park facilities in the outermost neighborhoods—Pickwick, Uleta, and Sky Lake—either do not exist or need substantial improvements.
- The City seems to have enough large parks, but needs small neighborhood parks and tot lots. Some are concerned with the security of these parks because they attract crime.
- There is a need for a sports complex
- Recreation programming needs to be enriched, especially offerings in the evening and on weekends
- There is growing interest in better utilizing Snake Creek Canal
- Keeping green space as the city develops into higher density is critical
- There should be more attention paid to city landscaping and the tree canopy
- There is a lot of interest in getting a dog park.

#### **Transportation Network**

- Traffic is the major quality of life issue, particularly that on 163<sup>rd</sup>, and to a lesser extent Biscayne Boulevard
- Much of the City’s traffic problem is a regional one, with trips going through the city to/from other localities
- There are mixed opinions on the City’s improvements of Hanford Avenue: some like the changes, others are confused about its intent
- Citizens unanimously agreed that the City improvements of 19<sup>th</sup> Avenue are very positive

February 15, 2007

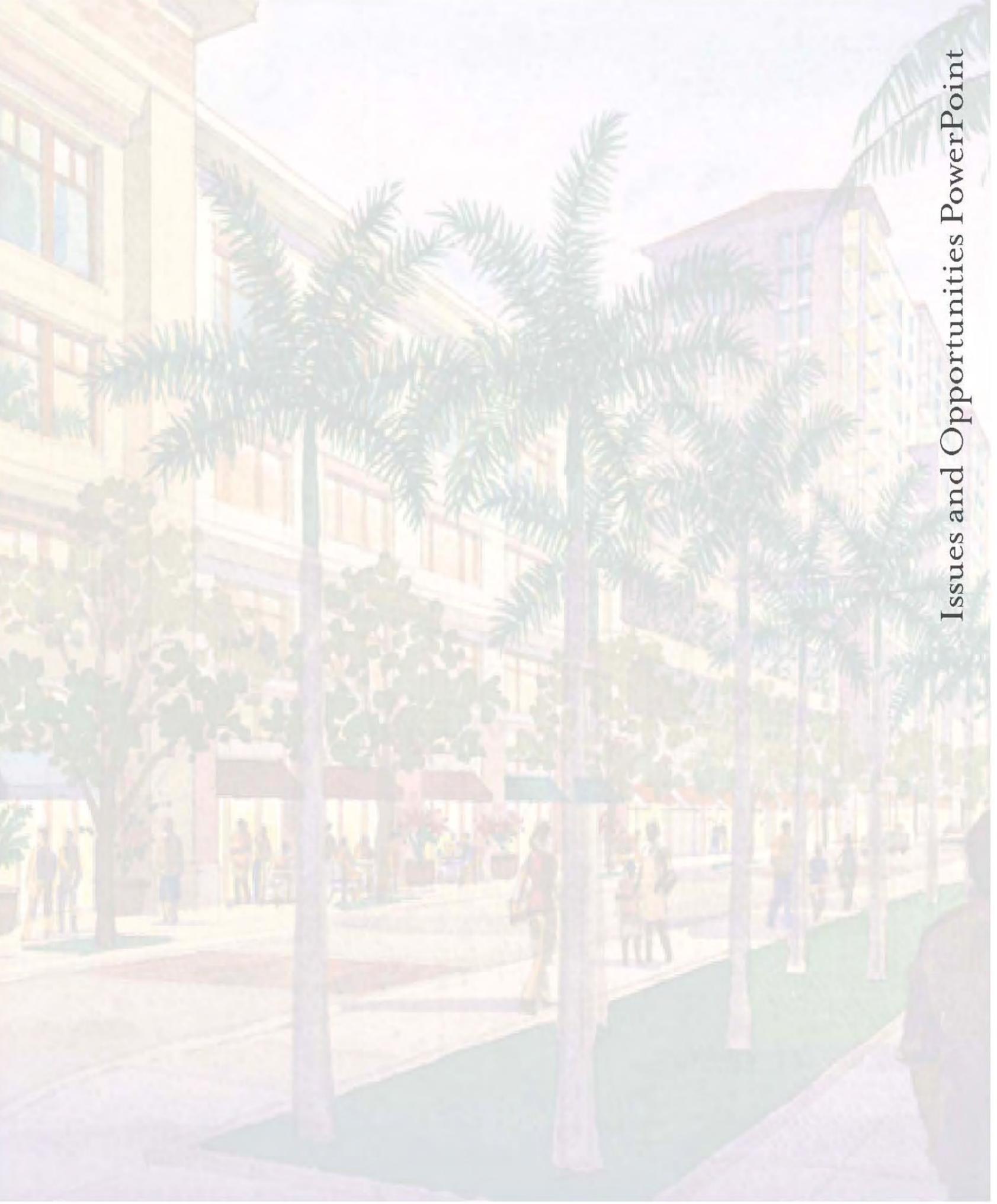
- Comments about transit mostly pertained to the lack of bus pull-offs, which cause more traffic congestion on arterials
- Many people perceive the existing network to be unfriendly towards pedestrians, and would like to see the City become more walk able
- There is a desire to see more streetscape improvements, particularly along 163<sup>rd</sup>
- Some neighborhoods adjacent to 163<sup>rd</sup> are experiencing dangerous traffic conditions due to people seeking shortcuts

### **PUDs/Development (general)**

- There are mixed feelings about development in North Miami Beach: some citizens do not want any, others actively support it, while a minority is not concerned at all.
  - Overall, citizens express a desire to see development in the City, but to do so strategically:
  - Those that are “pro-development” see it as a way for the City to improve, both through an increased tax base and also through exactions for streetscape improvements and more green space.
  - Those that are “anti-development” are smaller in numbers but vocal. They tend to see the City as largely a single-family, low-density bedroom community and do want this to change.
- The primary concern about new development is traffic impacts, particularly in regards to the PUDs along Biscayne Boulevard.
- Many mentioned a concern about affordable housing and diversity being affected by new development targeted to higher incomes.
- Citizens strongly desire a city center/downtown area with mixed uses, and more shopping and restaurant options. Downtown Hollywood was mentioned numerous times as an example.

### **Other Findings:**

- Citizens are growing increasingly concerned about crime, particularly gang-related crime in western areas of the City.
- The City needs to do a better job of Code Enforcement
- There is an overall perception that the City has been declining, in both the conditions of the physical infrastructure and in its quality of life.
- The changing demographics have caused a sense of uncertainty about the direction of the city.



Issues and Opportunities PowerPoint





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Meeting Minutes: North Miami Beach Urban Design  
Meeting Date: Tuesday, January 23  
Project No: 19491  
Location: NMB Public Administration Building/McDonald Center  
Purpose: Stakeholder Interviews  
Attendees: Dave Barth; Allison Crnic; Mike Sobczak;  
Troy Russ; Jane Lim-Yap  
Compiled By: Allison Crnic

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**Interviewees:**

**January 30, 2007**

Laurie Slavin – Advocate for Children and Families  
Merry Marks – Eden Isles  
Carlos Rivero – City Forester  
Robert Taylor – former Council member  
Alan Rosenthal – Local Attorney  
John Donahue – 3862 Condo Inc.  
Paul Templer – Chamber of Commerce  
Marteen Longo – Eastern Shores resident  
Alan Singer – Special Olympics/Optimists Club  
Nancy Petroske – Resident/ Church of Fulford  
Ken Gulstrand – Uleta Resident  
Mike Mosher – Architect, Planning and Zoning Board Member  
Stella Brookstein – Eastern Shores  
Miriam Zeno – One Stop Career Center  
Milla Bucchino – One Stop Career Center  
Gaston Sirrot – Highland Village Development  
Patti Stauffer – Dr. John T. MacDonald Fdn School Health Initiative  
Carlos Acevedo – Public Utilities  
Fortuna Smuckler - Resident  
Dee Dee Thompson Drumheller  
Magdalena Ammiriti – Caribbean House Condo  
Gil Eusebio – Three Seasons Condos  
Jay Singer – Three Seasons Condos  
Steve Bandkayler - Resident  
Barry Sharpe – Sharpe Properties



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**January 31, 2007**

Eduardo Gurgel – Public Services (Signage)  
Joseph Herby – NMB Civic Association  
Alejandra Aralijo – Sky Plaza  
Joe Dooley – 10<sup>th</sup> Ave. Homeowners  
Mary Hilton – NMB Civic Association/Property Owners Association of NMB  
Richard Reiss – Resident  
Menora Thomas - Resident  
Tom Vageline – City of North Miami Beach  
Bill Borkhan – NMB Citizens Coalition  
Scott Sichak – Pickwick Resident/Local business-owner  
Marilyn Baumoehl – NMB Citizens Coalition  
John Kurzman – former Council member  
Marta Burke – Fulford United Methodist Church  
Chuck Cook – Public Utilities Com.  
Tom Carney - Police  
Jean Lopez – (Behalf of George Mederos)  
Orlando Loli – Planning and Zoning Board  
Norman LaPorte – Planning and Zoning Board Chariman  
Franz Arango – Vivo Real Estate  
Al Sturtz-Lion’s Club of Aventura  
Shirley Lafleur – Congressman Meek  
Dr. Barry Schugar – Citizens Coalition/President of Mall Lake  
Gustavo Lumer – Resident  
Jim Allen – Little League  
Deborah Miller – CRA Board; County Worker  
Barbara & Leo Imbermann – Paneloeta Gardens  
Pamela Campbell – Highland Village  
Carl & Marianne Napolitano

**February 1, 2007**

Mayra Pau – Mayra Pau Consulting  
Barbara Falsey – County Planning  
Bob Malagon – Equity One—Sky Lake Shopping Center  
Rabbit Ben Chait  
Michael Snyder – long-time resident, Chamber of Commerce  
Alice Quarles – Greynolds Elementary  
Melissa Hege  
Lisa Alvarez – Planning Department  
Jorge Joel Apiou – Public Utilities Commission/Firefighter  
David Coviello – Zoning and Land Use Attorney  
Phil Glassman & Joe Kaller – Architect/Mountaineer Development Corp.  
Diaz Lecaya – Economic Development Department  
Truly Burton – Builders Association of South Florida



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**Boris Morzo**  
**David Lorenzo –** Lorenzo’s Italian Center  
**Rita & John Pollard**  
**Rich Wilkerson –** Trinity Church  
**David Dahlstrom –** South Florida Regional Planning Council  
**June & George Stojkovic**

## ***Stakeholder Interview Notes***

### **Tuesday, 1.30.2007**

10:30 – Lauri Slavin—Advocate for Children and Families

- Lots of improvements lately, slowdowns have been great
- What is the plan for NE 15<sup>th</sup> Ave? It's been neglected but runs right into city center
- Concerned about height and density, in particular the “free moving air to the ocean” which provides a great breeze.
- Creative height with open space is ok, but “super tall towers don't belong anywhere”
- Development on 171<sup>st</sup> is concerning because of potential block of air movement
- Love not having 6-lane streets...keeps it walkable
- Maximum creativity, opposed to arbitrary height restrictions
- 163<sup>rd</sup> is a major problem and needs more improvements
- Greynolds Park is wonderful, has a few access points
- Small pocket parks are great and well-used...need more
- No more big parks are needed
- There's room for quality mid-rise buildings and townhouses...predominantly just a single family area now
- Major assets include light and air: small, manageable neighborhoods; access to the beach; easy access in and out of the City

10:30 – Merry Marks – Eden Isles

- Concerned about growth and traffic, in particular access to 95
- Concerned about services for new growth
- Concerned about water pressure
- Want more convenience and amenities
- Doesn't want more growth, but bring uses closer

11:00 – Carlos Rivero – City Forester

- City is weak in code enforcement
- City can't manage what they have...how can they manage growth?
- City lacks the will to enforce quality of life
- City sacrifices its quality of life to accommodate “growth”
- Want to elevate the conversation about landscape
- City needs to direct rather than react to development
- Development needs to pay for quality of life enhancements, such as traffic calming
- Need to raise the city standards and willingness to enforce

11:00 – Robert Taylor – Former Council member

- PUDS are “Biggest joke in the history of the City”...just outrageous plans

- Biscayne Blvd property is polluted, adjacent to city facilities. Plan for 15-story building is bad because there is no “stepping up” from residential area
- Miami Gold site – can’t get in, out of property. Access is major issue.
- Property at Biscayne and 163<sup>rd</sup>—city has approved a high-rise office building. Traffic will be terrible—how do you get incoming south? U-turns?
- Biscayne and 163<sup>rd</sup> is “the worst intersection in Dade County”
- NMB is a bedroom community...Aventura is pretty, “but find a blade of grass!”
- Nursing home PUD: 15 story building, again issue of access (W Dixie), abuts Greynolds Park...will destroy viewshed
- Toys R Us property is at the bottleneck of NE 6<sup>th</sup>.
- Biscayne Blvd is just low-density commercial...where are those high rises coming from?
- Don’t need increased taxes from higher density
- Sunny Isle Beach—“ Just a shame”...now just a “concrete canyon”
- 159<sup>th</sup> is the local bypass for 163<sup>rd</sup>
- Maximum building height should be 3 stories.
- Would like to see development of new townhouses
- 1960s—high rise boom. Now most have been torn down.
- Parks: no parks in Eastern shores, just a tiny tot lot
- Pickwick Estates could use more parks
- In terms of parks, there are a good amount of facilities/resident
- Tri-rail isn’t coming for another 10-15 years
- There is an opportunity for a bus turnaround at 15-story office PUD, as opposed to blocking traffic
- General lack of ingress/egress in PUDs
- Hanford Concept is beautiful but getting bastardized.

11:30 –Alan Rosenthal – Local Attorney

- Need a plan to determine real development potential
- Replace flat-top residential
- Land Code is 30 years old
- Wants to identify fundable projects
- Ideas on “how to get there” need a basis

11:30 – John Donahue – 3862 Condo Inc.

- Guard gate controlled by City police...vote to change to private services....no change to date...what happened?
- Worried about traffic
- HUD homes in Eastern Shores?
- In general happy with the city, but wants more entertainment, dancing

12:00 – Paul Templer – NMB Chamber of Commerce

- Concern about the decay of the city from west to east
- Aging demographics—some that are very vocal are those that are resistant to change
- Must reverse the trend of decay, it's killing them
- Older infrastructure is a concern
- City needs to have clear rules that everyone knows
- City should revise Code to accommodate today's growth
- Use Plan to strengthen City Council's resolve

12:00 – Marteen Longo – Eastern Shores Resident

- Would like to see Eastern Shores (mall) redeveloped
- Eastern Shores is not very-high rise...5-6 stories
- Would rather see green space and higher buildings, than 2 squat buildings
- Would rather see green space and taller buildings than no green space
- Eastern Shores is changing, getting younger
- 163<sup>rd</sup> W of Biscayne is terrible
- Not very bothered by congestion
- Eastern Shores was not developed well
- 19<sup>th</sup> Ave is really nice
- Hanford Ave is bizarre
- Western part of the City isn't great
- Keep green space where building higher
- Need more professional buildings; no more strip buildings (“knock ‘em down!”)
- Mixed use development would be nice
- It will take developers (investment) to make changes happen

12:30 – Alan Singer – Special Olympics/Optimists Club

- Big issue: open space
- What is going to happen with the open space around Publix?
- Concern about the TECO site from gas company
- Field facilities were crunched until Mishkan
- Fields like amenities
- Taylor Park is good for Little League but no older kids
- County Park on Ives Dairy is where softball has to go
- Allen Park used to have boxing...there are bathroom issues there

12:30 – Nancy Petroske

- Concerned about increased crime
- Concerned about development/congestion
- Congestion seems to be dealt with as an afterthought
- Major thoroughfares need a lot of work

- Parks are not going to compete with Broward County
- Former Mayor fought with development
- Need after-hour programs
- NMB should not have buildings over 5-6 stories
- City is doing a good job keeping up with trash
- Water quality is important
- Would like to see something like Hollywood Blvd
- Concerned about over-pricing...seeing the demand increase in housing, people are getting priced out
- NMB is not a part of the megalopolis...let's keep it that way

2:00 – Ken Gulstrand & Mildred Coffey – Uleta Residents

- Uleta has great street lights: “brightest place in North Miami Beach:
- Want to make sure that commercial part of 163<sup>rd</sup> (Type C) site respects neighborhood – step backs, etc
- Council doesn't recognize that Uleta is part of NMB
- Uleta is all residential except for hospital
- Uleta is a gateway area
- Littman Park attracts only “vagrants and lovers”
- Don't want to see 167<sup>th</sup> turn into high rises
- Development should be gradual in stories, not just straight up height
- Uleta's Park needs to be upgraded. Outside basketball courts.
- What will happen to the abandoned Fire Station in Uleta
- The whole Uleta area needs to be better utilized
- Uleta Center needs to have weekend hours...right now gym is closed
- Concern over Toys R Us parcel
- Know development is necessary, but don't want it to be thoughtless
- Keep Uleta area 5-6 stories max
- Want more green space. Fields are crammed into parks...need more passive park space
- Lot of children in Uleta
- Neighborhoods have very strong identities
- Track and Field Meet for Special Olympics is held at North Miami Athletic Stadium, owned by the City of North Miami, adjacent to FIU. Area being redeveloped, use of facility as at the whim of the City. Would like to see a dedicated facility within the City of NMB.
- Need access to water for canoe/kayak access; Oleta River goes out to Bay through Aventura at Point East at approximately 178<sup>th</sup> +/- St.
- Need to meet with Stephanie Kinzel, Little League: 305.335.2093

2:30 – Mike Mosher – Architect, Planning and Zoning Board Member

- PZ Board voted down high rises...but Council voted for them
- Sky Lake does not feel like part of NMB
- There is a total lack of mental EW connection
- 163<sup>rd</sup> is a problem. Can it be anything but a highway?
- Biscayne Blvd is just gridlock
- Casinos, dog track are adding to congestion
- NMB is a city “dominated by cars”
- NMB is a crossroads → doesn’t generate a lot traffic, but there’s a lot passing through
- Fiasco of approving new high rises is ridiculous given the existing vacancies
- Impossible to cross Biscayne, 163<sup>rd</sup>
- Would like city to be walkable
- “City” is a misnomer. There is no “there”
- 19<sup>th</sup> could be developed as north south residential/commercial walking street
- Development requirements for parking make it incredibly difficult for quality design with landscaping, etc.
- Want multi-use, walking streets
- Permitting process takes forever
- 19<sup>th</sup> Avenue should be the City’s Main Street up to Miami Gardens
- Greynolds is the local park for folks in the Sky Lake neighborhood
- We’re all trying to develop a town, create a real place
- Original concept of high rises was to leave open space
- Recent study says that children living within ½ mile of arterials have bad health effects

2:30 – Stella Brookstein – Eastern Shores

- Concerned about 163<sup>rd</sup>
- Not enough parking at library
- Buildings are ugly
- Concerned about the anti-growth community
- Oleta State Park fees are too high
- Bust stop too close to 19<sup>th</sup> St. intersection
- Not too happy with Hanford Road—too narrow
- Want a sound growth strategy
- Is not afraid of height

3:30 – Milla Bucchino, Miriam Zeno – One Stop Career Center

- Receive Federal dollars for helping community meet employment needs, try to target local community
- Business is #1 target, would they be willing to hire people from community; an employed person is usually a good citizen
- New high rises may bring in residents who need services

- Need wider streets; can sometimes take 20 minutes to get from office to I-95
- Parkway Hospital will be expanding, add more to the congestion
- Some of side streets flood during the rainy season, need drainage improvements; e.g. 6<sup>th</sup> Ave flooded before it was improved
- Busses are far and few between; work force needs more frequent public transportation. Sometimes there's an hour gap in bus service
- Jitney service also provides transportation, sometimes breaks down
- People are happy with roadway landscaping
- Need more parking; multiple-use parking is better
- Very few people walk or bike to work
- Need assistance with code enforcement, e.g. grants
- Need dog park
- Want to attract business, but not negatively impact neighborhoods

#### 3:30 – Gaston Sirrot- Highland Village Development

- Trying to develop townhomes on lots with existing trailers
- Would like to see 3-level townhomes, side to side

#### 4:00 – Carlos Acevedo – Public Utilities

- Need to protect water supply effects of development
- 167<sup>th</sup> and 10<sup>th</sup> (What is the best use of city owned vacant land next to ballfield?)
- Tall buildings next to single family houses are a concern
- There are too many apartments, they generate crime
- City needs to be cleaned up, more enforcement
- Want to become the best city in Florida

#### 4:00 – Patti Stauffer, Dr. John T. MacDonald Foundation

- JTMF School Health Initiative - comprehensive health and wellness program in the five city public schools; School District is moving towards a similar program through HealthConnect
- Relates to building connections from kids to families to community
- All schools are in the “hole in the donut” (unincorporated area)
- Indicators include school attendance, outdoor suspensions, increased school performance
- Need to control access between schools, calm traffic, create a safe campus environment for schools
- Kids don't get too far off campus for wellness programs
- Need to get people out walking, related to asthma, diabetes, juvenile obesity
- Need to develop infrastructure to provide incentive to walk, encourage exercise; “complete the streets”
- Kids do not have incentive to walk
- Demographic shift in NMB is very real; predominantly Haitian communities

- Gang activity is “moving up” from the south
- Stress reduction, more recreation opportunities are important to maintain safe community
- Need to beautify 163<sup>rd</sup> St; entryway into the City needs to more attractive
- Need to eliminate barriers to walking around the school
- Even small green spaces reduce stress
- All 5 schools are “educationally disadvantaged Title I”, below federal poverty guidelines. Economic barrier, language barrier, unemployment, etc

5:00 – Fortuna Smuckler – Resident

- Concerned about traffic, congestion, and safety
- Concerned with growth pressure on schools
- Want to see the smart growth strategy
- Want to be included in the process—keep it open to participation

6:00 – Dee Dee Thompson Drumheller – Smart Growth Initiating Committee

- Avidly believes that City must height in strategic areas...but developers need to contribute a lot more.
- Developers should contribute parks
- Gang action is escalating...drive-by shootings especially. Fewer people are out at night
- Biscayne and 163<sup>rd</sup> is already terrible. What happens when PUDs are developed into towers?
- Adamantly opposed to Blue Palms; need to have more parks space
- 19<sup>th</sup> & 163<sup>rd</sup> = 1 entrance and exit for 600 cars?!?
- Common sense isn't being used. We need to not be in the extremes...no more “build build build!” But City Council keeps approving them
- NMB has highest taxes/sq.ft. in South Florida because its low and outwards
- Traffic is through traffic
- Aventura/Countryside Drive for Miami Bold Property
- Compromise between build build build and anti-height
- Would like City to listen and temper...stop beating people over their heads. Start lower and literally build up
- The City has to change: tolerating change. Use a strategic approach and test it out.
- Lack of professionalism
- Want a dog park
- NMB: wants peaces, quiet and security
- Get amenities from developers!
- Build strategically
- Families are looking for peace, quiet, stability, places to raise their family
- North Miami gangs are moving into North Miami Beach; recent upsurge in teenage drive-by shootings

- Need to support police dept, create safe neighborhoods, clean up the crime that's here now incl. gangs, muggings, etc
- Need to make sure that NMB is a place that people want to come to
- Need to strengthen neighborhood associations
- Safe neighborhoods are important (support the Police Department)

7:00 – Magdalena Ammiriti – Caribbean House Condo

- Conflicts with pedestrians and parking
- Son drives to Ojis Park for baseball
- Geometry change to prevent parking abuse

7:00 – Gil Eusebio & Jay – Singer

- City did not fulfill promise to developers about roadway improvements
- Concerned about communication between City and private interests
- Sidewalks aren't practical (NE 164<sup>th</sup> St & 17<sup>th</sup>)...too small
- Bus stop doesn't have turn-ins...stalls traffic
- Hanford has been good for the neighborhood
- Not a lot of recreation...would like to go east along Canal
- Windward is not served well in terms of recreation
- Need to enhance Memorial Park...not enough to do
- Professional Moyle needed to make island u-turns.

7:30 – Steve Bandklayder – Resident

- Density = traffic
- Suburban shifting to urban. Concerned about wall of concrete, height, and loss of Florida landscape
- Want to retain Florida feel
- Want more uses in NMB, more options
- Like townhouses, more townhomes on high volume streets (159<sup>th</sup>, 8<sup>th</sup>)

7:30 – Brian and Barry Sharpe

- Parks attract students (which is bad)
- Rents are dropping
- What about tax incentives for “pioneer” developers?
- Consider eminent domain for property development?
- Look Hialeah for zoning incentive examples for development

### **Wednesday, 1.31.2007**

8:00 – Eduardo Gurgel – City contractor (signs)

- City is not focusing on young generation enough...there is nothing to do! When they grow up, they move away
- NMB is “crossroads of Florida” 26 West, 163<sup>rd</sup>, I95
- Traffic is band...congestion on 163<sup>rd</sup>
- Wants a hobby park and skate park facilities—can start a small test facility and see how it goes. Good comparable is off of Yamato in Delray
- History of the City should be celebrated, i.e.: the racetrack
- Would like to see the “Safety City” driving course come back
- Kids need more options for stuff to do

8:00 – Joseph Herby

- Growth cannot exclude residents...don’t do it just for special interests
- Bus access internal to neighborhoods is bad
- Access to all neighborhoods needs improvement
- Cars go too fast in the neighborhoods
- Want a beautiful city
- Want people to want to stay or move to NMB
- Want to be an inclusive city

9:00 – Alejandra Aralijo – Sky Plaza

- Growth is coming
- City has no identity
- Is Investing in first new development along Hanford (13-story office at 19<sup>th</sup> and 163<sup>rd</sup>)...ground floor retail
- Share parking with city (900 parking spaces, 160 open to public). Total of 35,000 sq.ft of retail, 160,000 of office
- Wants a stronger downtown
- City should invest more in streetscape
- Sidewalks need more special treatments, like Copacabana....special character
- City should provide bonuses for developers that are willing to do the right thing, like open space bonuses and affordable housing bonuses

9:00 – Joe Dooley – 10<sup>th</sup> Ave. Homeowners

- INCLUSIVITY
- Public Storage Building (163<sup>rd</sup>) was handled well
- Smart Growth Initiative – it’s good that it slowed down. Don’t push through it
- Condo towers (around 170<sup>th</sup> and Biscayne)...when upscale buildings go up, who are they for? Don’t exclude existing residents

- Supports “inclusive” development...do not marginalize any group. Make sure developers don’t run them over!
- Concerned about public busses. Stops have no amenities, need cover, benches, shelter
- Development of 186<sup>th</sup> st. → widening it?
- We have a traffic, let’s look at it regionally
- 10 Ave. is a concern. Traffic down 10<sup>th</sup> is speeding, 109<sup>th</sup> and 168<sup>th</sup> have unsafe conditions
- Would like to know how traffic is moving now, and how can it be better?
- As city resurfaces roads, give consideration to curbs that define streets (like 168<sup>th</sup> and 9<sup>th</sup>)
- More attention needs to be given to kids’ routes to schools
- Would like PUD map on the internet
- Tree canopy was damaged by Wilma
- Want a city reference on which trees can prosper in NMB for residents...need guidance.
- Want a tree canopy everywhere
- Frustrated with the timing of notices (don’t send them at the beginning of summer when weather is hot and hurricanes are starting!)
- Appreciate the Snake Creek Canal improvements
- City has done nice work w/ refurbishments
- 10 Ave has school fields to use
- Corner of NE 6<sup>th</sup> and NE 8<sup>th</sup> S of 159<sup>th</sup> is nice

9:30 – Richard Reese & Mary Hilton

- Concerned about effects of building heights on traffic and neighborhoods
- TECO property could be a park

10:00 – Menora Thomas

- Daughter goes to BLAS program at Uleta Park
- Uleta Park Center has become more health-conscious which is great
- Programming needs to be more education
- Community center—esp. at Uleta—needs computer labs
- 8<sup>th</sup> Ave to 6<sup>th</sup> Ave have no stop signs, cars are coming through neighborhood too fast; roundabout is pretty but speed bumps may be more effective
- Like 19<sup>th</sup> St improvements
- City needs to do a better job letting residents know about events and programs (esp. Parks)
- Not concerned with development
- Want the city to be more family-friendly with more to do
- Want to see a stable commercial core
- Keep streets cleaner in the median...City needs to do a better job.

10:30 – Tom Vageline & Javier Acevedo – Community Development

- Lack of identity
- No gateways/consistent signage
- Conflict between neighborhoods and new growth
- Growth is coming—growth outside of City is contributing to congestion
- Would like to see a sense of place
- Would like to see a strong downtown that is walkable
- Sense of place through streetscape
- Wants more public infrastructure, particularly new street connections
- City needs to guide growth

11:00 – Bill Borkhan and Marilyn Baumoehl

- Major issue at 163<sup>rd</sup> and Biscayne—City gives lip services about it being a state road and not having jurisdiction over it
- North – South NE 6<sup>th</sup> Ave can be better utilized, can maybe eliminate Glades buildup. Need to be upgraded.
- Biscayne from 163<sup>rd</sup> on N “is the pits”
- Don’t buy the usual planning tools of mass transit...so be smart about development
- Like flyover at Ives Dairy: “best thing in the world”
- Traffic is coming from outside of City...more condos E of Biscayne than any other place in S Florida
- Status quo for traffic is unacceptable
- Dixie Hwy can be used for medium density development
- City has “worst code enforcement” = no teeth
- Water Dept. makes a lot of money for the city...but not allowed to make a profit.
- E of Biscayne needs more parks
- City should aggressively go after Eastern Shores, include a turnaround ramp
- We are a town of single family homes
- Shouldn’t develop new projects until transportation problems are solved

11:00 – Scott Sichak

- Likes 19<sup>th</sup> St improvements
- Marina Grande needs to follow through with beautification of 172<sup>nd</sup>
- Elderly Home/ Park Manor – great parcel to develop
- Are for development, it will bring improvements to the city
- Traffic light sequence needs to be reevaluated
- NMB is always going to have a traffic problem because of its location
- 10 Ave isn’t too bad, 15<sup>th</sup> Ave is ok
- Park security—want to see gates
- Pickwick would love a park—around the lake maybe?
- Some gang activity going on in Pickwick

- Pickwick not connected to Canal path
- Canal is becoming a center for Orthodox Jewish population, which makes walkability crucial
- Many synagogues on 10<sup>th</sup> Ave/Canal
- Want better schools—Aventura and Sunny Isles take the spots at the best schools
- Impacts are coming from Aventura, Sunny Isles
- Want a more family-oriented community
- Want to see Fulford/Hanford be more like Hollywood Blvd
- Snake Creek use waterway more!
- Want more street improvements like 19<sup>th</sup> Ave.
- Water treatment facilities are a good long-term investment
- Want programs to help people beautify their property
- Need more lighting at night

12:00 – John & Rhoda Kurzman

- TECO property is likely contaminated. Does it have a brownfield designation? Peoples Gas has agreed to clean it up.
- Need to know where City is financially and how much it'll be able to do to maintain the quality of life
- Concerned about old-timers having to sell under pressure from development
- Believes in benefits of green space, beautification: blight spreads faster than beautification
- Dixie Highway could be widened
- Don't want to be in a position so that the residents' burden makes it unaffordable
- Higher levels of landscaping, etc lead to higher occupancy, higher rentals
- City needs to mandate higher standards, increase code enforcement
- Area east of Biscayne – Blue Palms, Keystone Grande sites – is ideal for park site
- City should work with State to provide access under 163<sup>rd</sup> St. to park at Intracoastal Mall

12:00 – Marta Burke – Fulford United Methodist Church

- United Methodist Church is growing and diverse
- Problem with homelessness
- Need quality business
- Need more affordable housing, mixed income housing, mixed income business
- Want low-maintenance public space
- Need to encourage community ownership of parks and open spaces
- Need public policies to require mixed income affordable housing
- Want ecologically friendly landscaping with minimum maintenance

12:30 – Chuck Cook – Public Utilities

- Increased tax base through infill
- Towers ok (need financial concerns)
- Likes 164<sup>th</sup>
- Concerned about parks: too much focus on large parks, need passive and informal space
- Need more small parks
- Need more services from parks department
- Would like to accommodate growth
- In favor of growth

2:00 – Tom Carney - police

- Traffic – concerned about speeding
- Available service: police, schools
- Gang issues
- Not enough parks
- About 150-200 homeless people in NMB
- Community policing is limited, just enough resources to respond
- What is the lighting ordinance, “CPTED” principles

2:30 - Jean Lopez (on behalf of George Mederos)

- Need to get Hanford Blvd. completed
- Growth, planning is fabulous; conveniently located, close to Aventura
- Not consistent treatment re: code enforcement, banners, etc; need assistance if the City wants continued development

2:30 – Orlando Loli – Planning and Zoning Board

- Adjacent jurisdictions are overbuilt, negative impacts
- Need design guidelines, i.e.: do not show garage
- Check Sunny Isle Design Guidelines for towers

3:00 - Norman LaPorte

- Need additional lighting on 163<sup>rd</sup> St; only lit on the south side
- 159<sup>th</sup> St could connect 159<sup>th</sup> St to Biscayne
- Could also look at 151<sup>st</sup>; would provide access for local people, eliminate a lot of traffic on 163<sup>rd</sup> St
- More parks the merrier
- People want to stay at 12 stories – “the magic number”
- Need grade separated interchange at Biscayne/ 163<sup>rd</sup>; coordinate w/ transit station



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3:00 – Franz Arango – Vivo Real Estate

- Green space in the east edge...under barrage, and in Oleta
- Pedestrian crossing at tennis courts over canal and to other parks
- Big “5” Club \$90/month (Basketball, soccer)
- Look at the big picture
- Sees 163<sup>rd</sup> as a “Big City” which is ok
- Look at and model after Hialeah Parks, “state of the art”
- City should acquire land (eminent domain?)

3:30 -- Al Sturz, Ken Newman – Lions Club Aventura

- People are not all that concerned about building heights
- Congestion is due to peak hour commuting
- Problem is signalization
- Kids need places to go for clean fun; end up playing in the streets
- Park land at Oleta State Park for active recreation?
- Need to meet w/ FIU to talk about land on the north campus for a ballfield complex
- TECO site should be used for sports complex; adjacent residents’ concerns are less important than meeting kids’ needs
- Johnson and Wales University needs a soccer field; Jewish Community Center, adjacent municipalities need parks space
- Need to look at site under I-95 for sports complex
- City needs four soccer fields or 8 half-size fields
- Vacant site on 6<sup>th</sup> Avenue – potential park site?
- School fields need to be renovated
- City needs to change focus, become aggressive in buying park land

3:30 – Shirley Lafleur – Congressman Meek

- Not enough after school programs or community facilities
- City is not walkable
- Supplement County transit system with a City-run trolley (less frequent)
- More park space
- 159<sup>th</sup> should be formalized as a collector street

4:00 – Dr. Barry Schugar

- Concerned about density and impacts on traffic
- Concerned about density and hurricane evacuation
- City is not developing a quality of life improvement
- City is not addressing problems of affordable housing
- Possible eminent domain to keep building 8-10 stories

4:30 – Gustavo Lumer - Resident

- City has great assets: Nova University, Access to I-95
- In favor of growth, will improve quality of life
- Wants to see more shopping options
- Need to fix connecting streets between 164<sup>th</sup> and 163<sup>rd</sup>
- Regional traffic will always be there
- We shouldn't stop growth just to satisfy 5% of the City (Eastern Shores)
- Concentrate retail/new development in centers, don't "thin" out development

4:30 – Jim Allen – Little League

- League serves about 400 kids
- Until Wilma, had 4 baseball fields (some now damaged)
- Really wants a baseball complex for Little league, teenage ball, softball...North Miami has 2 complexes!
- Thought Publix property would be a good opportunity for fields
- Would be ok w/ one extra field here and there, second choice to complex
- Issue of shared fields: Allen Field was designed as a football field
- Would like to see Mishkan as a baseball center, use Allen for soccer/football

5:00 – Deborah Miller – CRA Board, County work

- Toys R Us site—why is that being considered?
- Synchronization of traffic lights is bad, esp. during business hours
- TECO site...can see it being high, not a problem in terms of traffic
- 159<sup>th</sup> is an artery
- Dealership PUD – very congested area
- Biscayne isn't all that bad, but 163<sup>rd</sup> is
- Parks are underutilized
- Winn Dixie site should be looked into...could get a high price for but would want to be affordable, mixed use
- Hanford is too narrow
- Concern about too few ingresses and egresses
- Transit is pretty good
- Could create a nice walking environment from TECO to Ford site

5:00 – Barbara & Leo Imberman – Paneoleta Gardens

- Parking should be behind buildings
- Hanford St → different to drive on
- No one is walking here
- Wants easier parking
- 6-12 story building in downtown ok
- Enough parks conducive to people, with shade, drinking fountains, bathrooms
- Why is there a bus route on Hanford

- Want bus pull-offs, especially at Walmart
- Want more security at parks
- Want more public transit for seniors
- Want to annex “donut holes” to connect neighborhoods to downtown NMB
- Want traffic calming at potentially affected streets...would like a roundabout in Panoleta Gardens, especially in streets parallel to 163<sup>rd</sup>
- Need LT signal? to eastbound 15<sup>th</sup> ave/163<sup>rd</sup>, also at 10<sup>th</sup> and 163<sup>rd</sup>

6:30 – Pamela Campbell – Highland Village

- Never had any problems w/ City parks. Kids have grown up here
- Only so much people can do
- Basketball courts should be covered, repaired at Highland Village
- Other parks are really nice
- Would like to have a pool; nearest public pool is City of NMB
- Natural Bridge State Park – inside City limits?
- Not safe to cross Biscayne Park on bikes
- Interama site is now Biscayne Landings
- Kids don’t have anything else but the park in the neighborhood
- Park land taken for sewer lines

7:30 – Carl & Marianne Napolitano

- Need to improve 172<sup>nd</sup> at Biscayne/ railroad tracks; need more room between Biscayne, railroad - move tracks?
- Need to get more green space
- Need to improve the look of 163<sup>rd</sup> St; no more condos
- Hanford Blvd; lanes are too narrow, too difficult to cross 15<sup>th</sup> Avenue
- Building across from Ford property doesn’t make sense; building is ugly, need green space. Sidewalk is too narrow. Stormwater reached top of steps
- Need to be able to cross railroad tracks to provide access to schools for kids
- North Miami brick sidewalks are attractive
- Need substantial sidewalks
- Business owners should plant trees, shrubs, flowers; take down ugly signs
- Palm trees should be planted along medians
- City should be collecting impact fees from new development to pay for improvements
- People talking about developing condos along Snake Creek canal in residential areas
- Happy that City has hired us to do work



**Thursday, 2.01.2007**

8:00 – Mayra Pau – Mayra Pau Consulting

- 163<sup>rd</sup> – the buildings are dirty, needs better code enforcement. 15<sup>th</sup> and west is the worst, need trashcans, more police presence.
- Parks feel unsafe, especially those that are heavily wooded (like Greynolds)
- Canal maintenance is good
- Concern about safety and the canal: a girl drowned there
- Canal water is dirty
- Comparable: Kennedy Park in Miami
- Biscayne Blvd is nice
- Comparable: US1 in Hallandale
- Comparable: Hollywood's downtown
- City has good assets, like proximity to the beach, great police force
- Not concerned about traffic
- Wouldn't mind high rises (up to 25 stories) but not along the water

8:00 – Barbara Falsey – County Planning/Eastern Shores

- Changing demographics: seniors to families, Jewish to multi-racial
- Inadequate infrastructure for children
- “McMansioning” of homes in Eastern Shores
- Tot lot in Eastern Shores – had to overcome NIMBYism
- Conflict in infrastructure provision between children and seniors
- Need Blues Ways → Snake Creek Canal
- Would like redevelopment of Intercoastal Mall, include some residential; public water access
- Want to preserve view of the water
- Want development adjacent to be water-related
- Want park & ride lots
- Connect trail to Greynolds
- More urban form park for Eastern Shores with tough design controls...we need basketball court, but don't need a 20-acre park...however the tot lot is inadequate.
- Need more community open space
- Should celebrate “blue collar” history

8:30 – Bob Malagon – Equity One/Sky Lake Shopping Center

- Interested in being annexed into the City—is currently on the border
- Biggest problem is traffic. Miami Gardens is bad, 163<sup>rd</sup> is worse, wants relief. Miami Gardens and US1 is a complicated intersection
- Would like to see the City attract more redevelopment
- Is in favor of new development but is concerned that high density makes the traffic worse....it may be more appropriate to only have 3-4 stories

- In general, residential development happened east of US1, would like to see more focus on the west
- Crime is on the rise, but incidents seem isolated
- Vision: establish a city center
- Might be good to change the name of the city
- Likes what is being done on Hanford.

8:30 – Rabbit Ben Chait

- Assembly Hall damaged in Wilma
- Crime is an issue, especially in “hole”
- Need money to improve the area and remove safety problems/perception of programs
- Not necessary to be on 163<sup>rd</sup> St
- Vision has a thriving, safe place.

9:00 – Michael Snyder – long-time resident, Chamber of Commerce, Land Use Attorney

- Parks are decreasing numbers of tennis courts, increasing basketball in response to shifting demographic
- Need for soccer fields, possibly cricket?
- Used to have a full-length gymnasium in City Hall (now a theatre)
- Not sure about Little League viability...participation seems to be down
- Don't like neighborhood parks because of problems with drugs
- S of 159<sup>th</sup> is “a tough area” but possible place for a sports complex through redevelopment
- Not impressed by the dilapidated housing stock all over the city
- People try to stay away from 163<sup>rd</sup>
- Bottleneck at Glades interchange is a big problem
- There was talk about 159<sup>th</sup> becoming a major corridor
- 10<sup>th</sup> Ave was used as a connector....being used as a shortcut
- 15<sup>th</sup> Ave isn't as utilized and is still a good shortcut
- 19<sup>th</sup> Ave had talk long ago about it turning into a commercial corridor
- Biscayne Blvd doesn't become a problem until Aventura
- 163<sup>rd</sup> Mall – don't see a lot of people going there
- 164<sup>th</sup> used to be perceived as being unsafe but might be different now
- Age housing stock is a concern—many houses were built on the GI Bill
- Location of the city is incredible but doesn't attract young professionals
- People feel unprotected, unsafe
- NMB used to have a very unique quality: a concentration of wonderful restaurants, but has decreased
- New people moving in don't tend to get involved in civic life. Important to have more outreach, particularly to the Haitian community
- The “Donut Hole” has lower taxes.

- Mall at 163<sup>rd</sup> isn't very high quality because of kids coming in after school and ripping stores off, a lot of the better ones left
- Asian area used to be in Uleta...was a great community
- At the interchange there should be a high class office building to take advantage of the crossroads
- 6<sup>th</sup> Ave could be utilized more
- NMB is a really well-run city, but concerned that a lot of City staff will be retiring soon
- City lost opportunity with Nova University
- Need to create a pocket of appealing places, make the location work for us more
- Would like a central park area

9:30 – Dr. Alice Quarles – Greynolds Elementary

- About 1300 students, 900 after new building in 08
- About 30% of Greynolds students walk to school
- Does not perceive crime as problem
- No place for kids to play
- Access on 15<sup>th</sup> goes away with updated street (Greynolds Elementary)
- Greater density means needs for more recreation facilities
- Promote grouping activities to allow family activities (shopping, exercise, food, etc.)

10:00 – Melissa Hege – Zyscovia Inc.

- Housing market has a lot of pressure on South Florida
- Cities usually allow for more growth than what is normally allowed
- Need wayfinding, gateways
- Want to understand overall vision
- City should take advantage of growth and consider compatibility with neighbors
- Need design standards for gateway architecture

10:00 – Lisa Alvarez – Planning Department

- There can be a balance with high rises
- Really want more restaurants and stores
- Problem with parking near schools—no areas for pickup
- More parks needed, more greenspace especially with new development
- Likes the Hanford Street idea,
- Would like something like Miami Lakes
- Want a central gathering area
- 163<sup>rd</sup> is aesthetically terrible, and the building are dilapidated
- Like Tamiami off of 826 going east, have done a great job with their renovations
- Would like to see more light poles, brick pavers, wide sidewalks
- Like improvements to 19<sup>th</sup> street, keep up with landscaping
- Big demographic shift since last decade, used to be more multi-cultural



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- Want to see more tot lots with better equipment
- Big issue: variety of stores would be in everyone's interested
- Landscaping is crucial
- 163<sup>rd</sup> feels unsafe, no lighting in some places

10:30 – Jorge Joel Apiau – Public Utilities Commission/Firefighter

- Police and fire need emergency access, especially over Snake Creek Canal
- E of Canal is Jewish, W is largely Hispanic
- Road east of 95 is a big opportunity to alleviate congestion
- Parkway Hospital is now North Jackson Memorial and is attracting homeless people, which could impact 163<sup>rd</sup> more
- Lot of drug dealing in area just east of City Hall – the 2 and 3-story buildings there seem to facilitate crime
- Ok with development along the arteries
- Old nursing home PUD was magnet for homeless

10:30 – David Coviello – Shutts & Bowen, LLC.

- Riverwalk proposed for connection along water
- Ongoing proposal: 15 ft. on Biscayne, 18 on Bay (?)

11:00 – Diaz Lecaya – Economic Development Department

- Concerned about becoming a suburb of Aventura
- Concerned about overall decline of the city...35 years ago city was alive and kicking with a mostly Jewish population
- Does not want to become a concrete jungle
- Would like to see 19<sup>th</sup> Ave turn into a financial center, because there isn't one anywhere else in Northeast County. It's a gorgeous street!
- Modernization can get rid of dilapidated houses—"if it means displacement, too bad."
- Want less affordable housing
- How many people actually use the parks? 2-3%?
- Want to take Greynolds Park away from the County, letting it get too rundown. It's under-utilized
- Don't want any more new parks...what we have now is fine
- City is rundown
- Biscayne needs to be brought up the standard of Aventura...it's ugly.
- West side of Biscayne is underutilized.
- Want a modern city with modern houses!
- City needs better signage

11:30 – Phil Glassman & Joe Kaller – Architect/Mountaineer Prop. Dev. Corp

- Some developments have waiting lists for tenants
- Canal is not celebrated → City has not done anything to beautify it.

- Need better street conditions
- Need better schools
- Need better streetscape: lighting, street trees, but not necessarily brick pavers
- All streets need to be upgraded, rather than showcasing one street

#### 11:30 – Truly Burton – Builders Association

- Are there opportunities to expand existing parks? Schools?
- Opportunities for joint parks w/ other communities? Look at site along 8<sup>th</sup> and 159<sup>th</sup>
- Frayed edges to existing residential neighborhoods that could be converted to parks?
- Circulator busses along 163<sup>rd</sup> may not help
- May need weekend circulator trolley for parks, civic sites
- Any interest in Eastern Shores in improving street ends?
- Don't perceive traffic congestion east of Biscayne
- Are there any businesses that want to sell?
- Opportunities to build on character, sense of place
- Use TECO site as park
- Need gateways into the City at Dixie Highway, 163<sup>rd</sup>, Biscayne, etc
- Macaroni Grill site; what should be developed there? Is multi-family residential appropriate?

#### 12:00 – Boris Moroz

- Promenade shops at 163<sup>rd</sup> St
- Just remodeled, would like to get alleyway improved but can't improve City property
- 163<sup>rd</sup> St is not uniform; signage, improved lighting. Development in unincorporated areas does not conform to City standards
- On Advisory Committee to CRA; would favor uniform design standards for signage, landscaping, lighting
- City needs to encourage people to develop along 164<sup>th</sup> – major restaurants, uses that stay open at night
- Further to west, developing cheaper food-related strip commercial, service industries, etc close
- People want to bring buildings up to street, need to provide a place/ reason for people to be walking
- No expansion plans – can only go the back
- Vacant parking lot behind building – hardly used, could be redeveloped
- Would like to see affordable multi-family housing; either make developers contribute it, or acquire the land
- Need more affluent population, attract people to live downtown

12:00 – David Lorenzo – Lorenzo’s Italian Center

- Believes in mixed use
- What is the CRA investment strategy?
- City of NMB and business association must help attract events for the next Super Bowl and other events to help attract to the new revitalized downtown
- Look at sister city events for future festivals: Italian, Chinese, etc.
- Look at other assets: Greynolds Park, Yearly 60s festival: piggyback City events with others

12:30 – Rita and John Pollard

- Try to walk to dinner, different places
- Hanford is cut off from major traffic
- People use 163<sup>rd</sup> as cut through to/from Sunny Isles, North Miami, etc
- Hanford needs to be connected to other areas e.g. Miracle Mile
- Lower income apts may discourage people from starting businesses along Hanford
- Need to enhance 171<sup>st</sup>, 19<sup>th</sup>, 15<sup>th</sup>, 159 as boulevards w/ street lights, etc
- Need a dog park; talk to Greynolds?
- People walk along perimeter of Greynolds

12:30 – Rich Wilkerson Son – Trinity Church

- We need growth: cannot avoid change
- Want clean, fresh retail

2:00 – David Dahlstrom – South Florida Regional Planning Council

- Connectivity issues to regional amenities
- Internal connectivity needs attention: trails, bikes, greenways
- FEC Transit Study
- DCA objection to high density in the High Hazard Zone
- Oleta River Plant Water Resources as part of parks system
- Recreational issues should be coordinated with transportation and school issues
- Wider sidewalks and setbacks needed to accommodate bus shelters

3:00 – June and George Stojkovic

- Would be nice to have more access to waterways, such as boat ramps, kayak ramps, picnic areas, etc
- Why is bridge over canal closed? Been closed for 6 months - year
- Why is sidewalk at 15<sup>th</sup> closed? Been closed for two years. People have to walk into street.
- Sidewalk across Miami Gardens Drive is too narrow
- No enforcement of dog poop along canal; need to install poop bags
- Close off area under I-95?



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- At 15<sup>th</sup> Ave and Wal-mart, there's a choke point for traffic. Shopping carts are used for benches. There's trash, etc
- Used to be fish in canal; now there's no life. Need to stock fish for kids
- Employees of City appear to be going through the motion, no pride, etc. Even code enforcement is poor. City of North Miami sends out a code enforcement checklist
- No recycling pick-up at home
- Need traffic light at 15<sup>th</sup> Ave and 169
- Need a dog park
- Could there be grants for home improvements in lower income areas?
- Iguanas, feral cats in parks have depleted bird population
- Portage around dam



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