



NORTH MIAMI BEACH *Florida*

NMB Mixed Use Zoning

City Council Strategic Planning Workshop
03.11.2014

Presented by:



It's Our Time!

RMA Project Team



Soundscape

5th and Alton
Miami Beach



Downtown
West Palm Beach



Midtown
Miami



Cocoa Beach



Lincoln Road

RMA Project Team



Pompano Beach TOC



Lake Worth



Transit Oriented Development
Brownsville Station



Delray Beach

North Miami Beach Opportunities

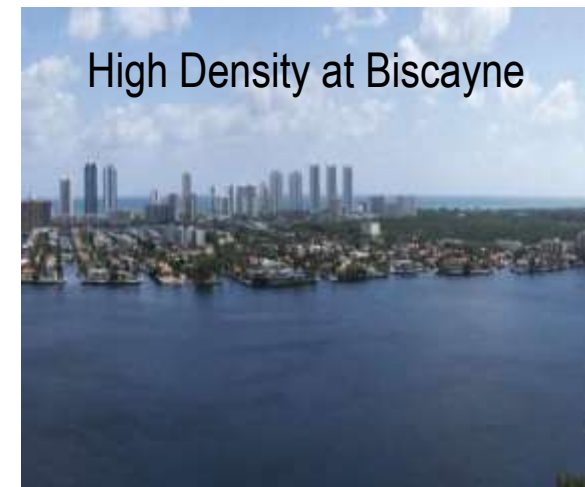
December 2013 Presentation

- Comparable in size to Coral Gables & Doral
- Best opportunity in NE Dade
- Unique geographic position with blueways and greenways
- Tri-Rail Coastal Link Station Opportunities
- Encourage development through mixed-use districts
- Four overlay districts:
 - West Dixie Highway
 - Biscayne and 163rd
 - Hanford Boulevard
 - 19th Avenue

Connection to Strategic Plan

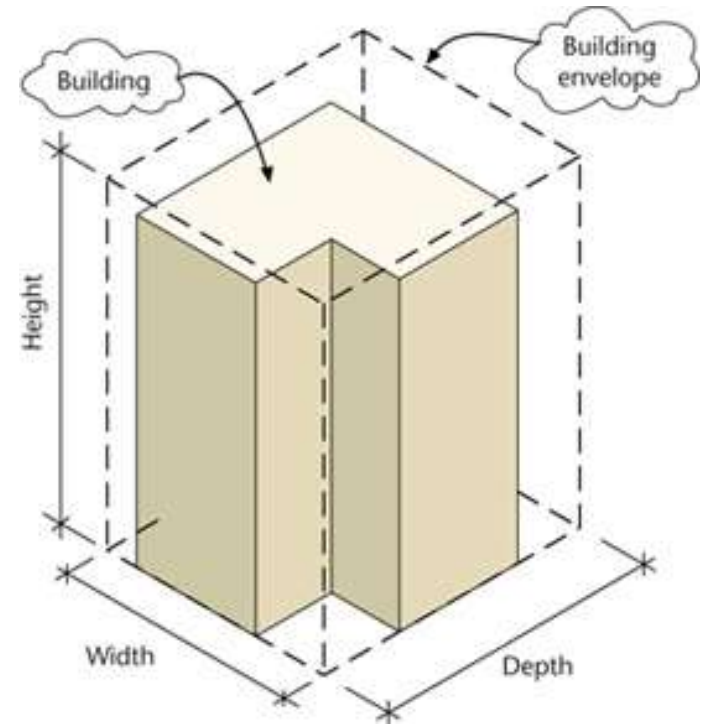


A DESTINATION!



What is the scope of services?

- **EVALUATE** zoning recommendations
 - Testing massing and height
 - Parking, what fits in the building envelope?



- **CREATE STANDARDS** to build a better city
 - Refine the recommendations
 - Define the criteria



GROUND FLOOR USES



OPEN SPACE



DESIGN

- **REINFORCE** the City's identity
 - Capitalize on the city's **HERITAGE** and **ATTRIBUTES**



HERITAGE



CULTURE



ASSETS

- **PLAN** for future development
 - Anticipate **CREATIVE, INNOVATIVE & UNIQUE OPTIONS**



HIGHER EDUCATION



RAIL



DOWNTOWN

- **PLAN** for future development
 - Anticipate **CREATIVE, INNOVATIVE & UNIQUE OPTIONS**



INDUSTRIAL ARTS



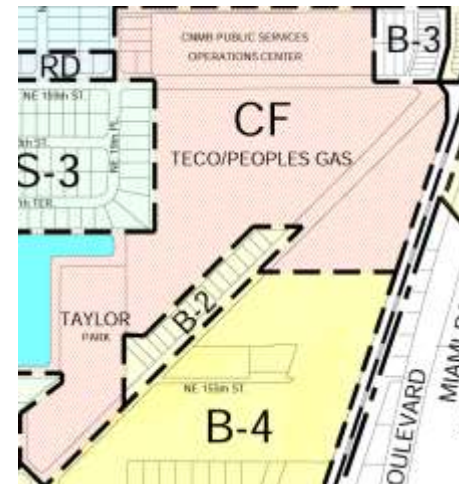
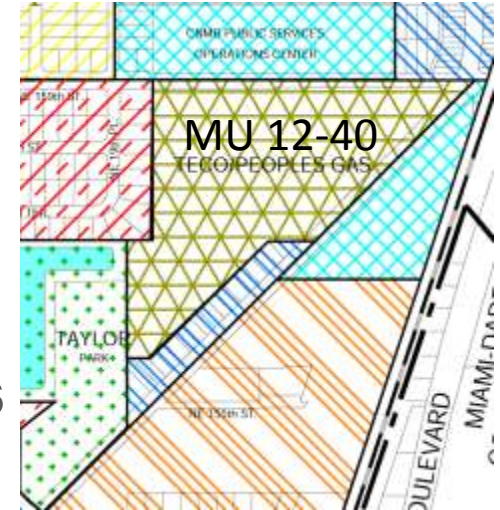
REDEVELOPMENT



MIXED USE

- **CHANGE** the regulatory tools

- **Draft Comprehensive Plan amendment**
 - 1st reading August
 - 2nd reading December
- **Draft new zoning ordinance for 4 corridors**
 - Zoning in progress August
 - Approvals December
- **Evaluate the Development Approval Process**



Purpose of this Meeting

- What are the **EXPECTATIONS** for new development?
 - What should be **PRESERVED**?
 - What should be **ENHANCED**?
 - What can be **PROMOTED**?
 - What are the public and private **INVESTMENT** opportunities?
 - What can we **CAPITALIZE** on?

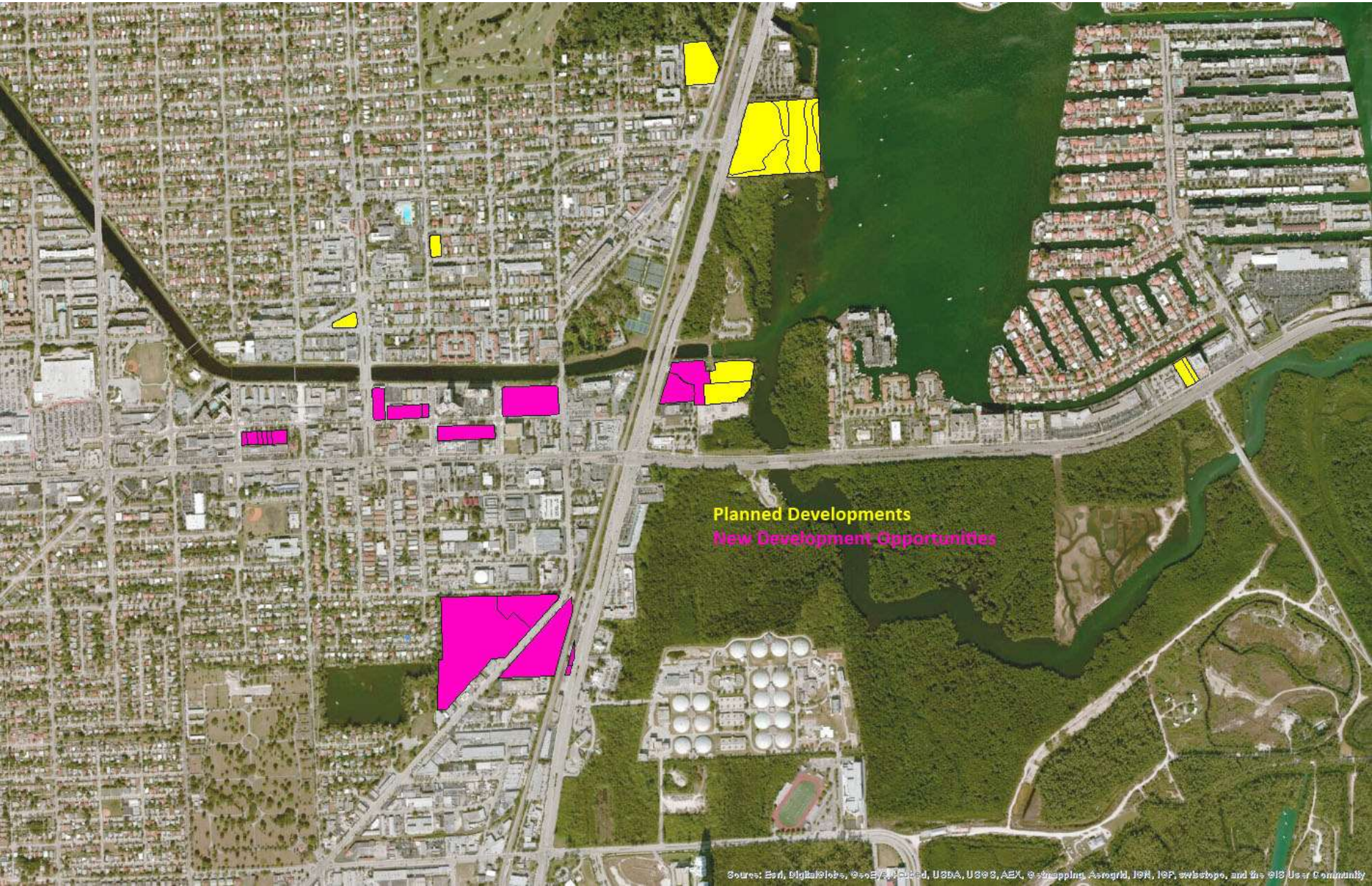
- What are the desired **PUBLIC BENEFITS**?

Planned Developments



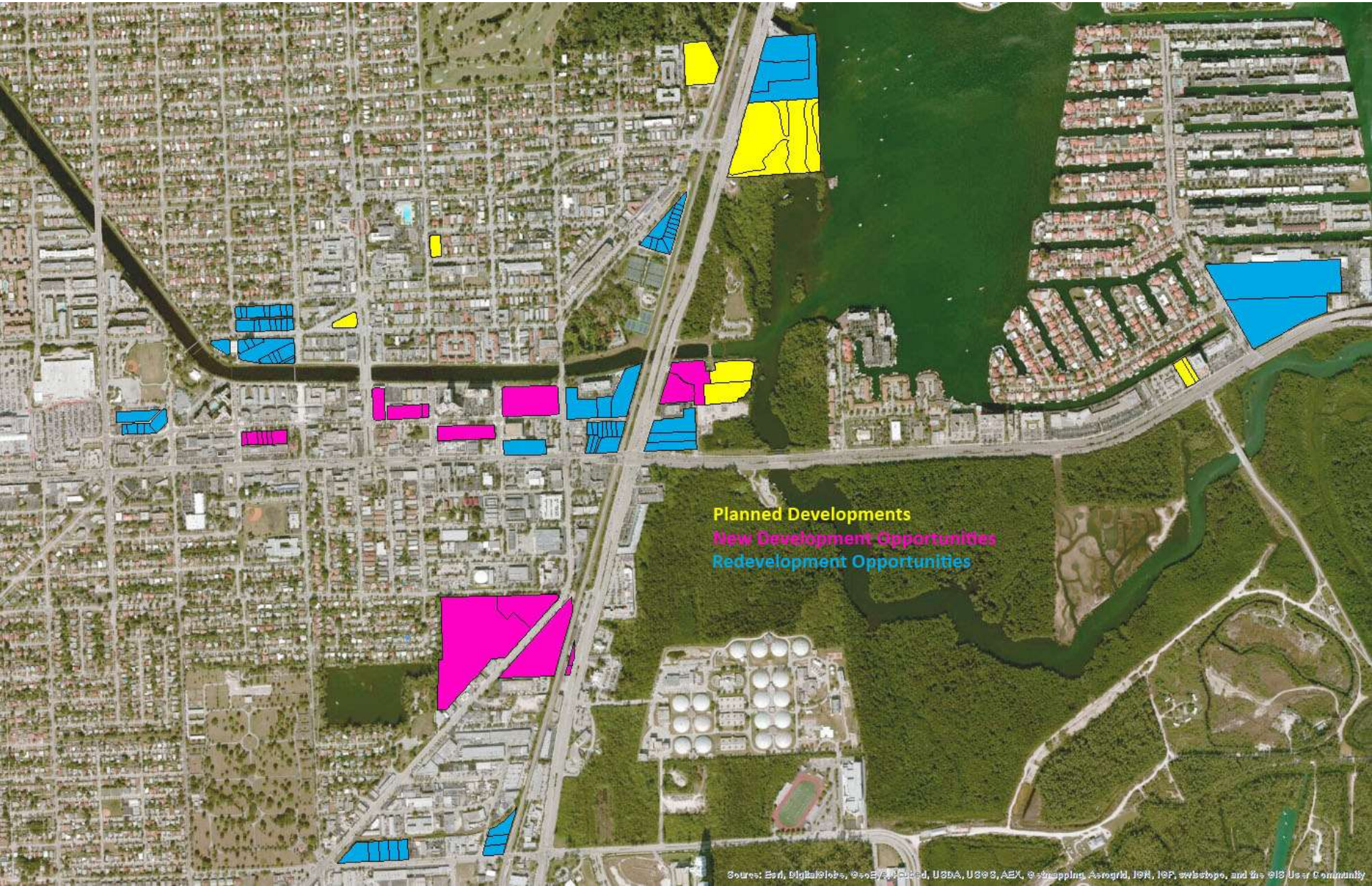
Planned Developments

New Development Opportunities

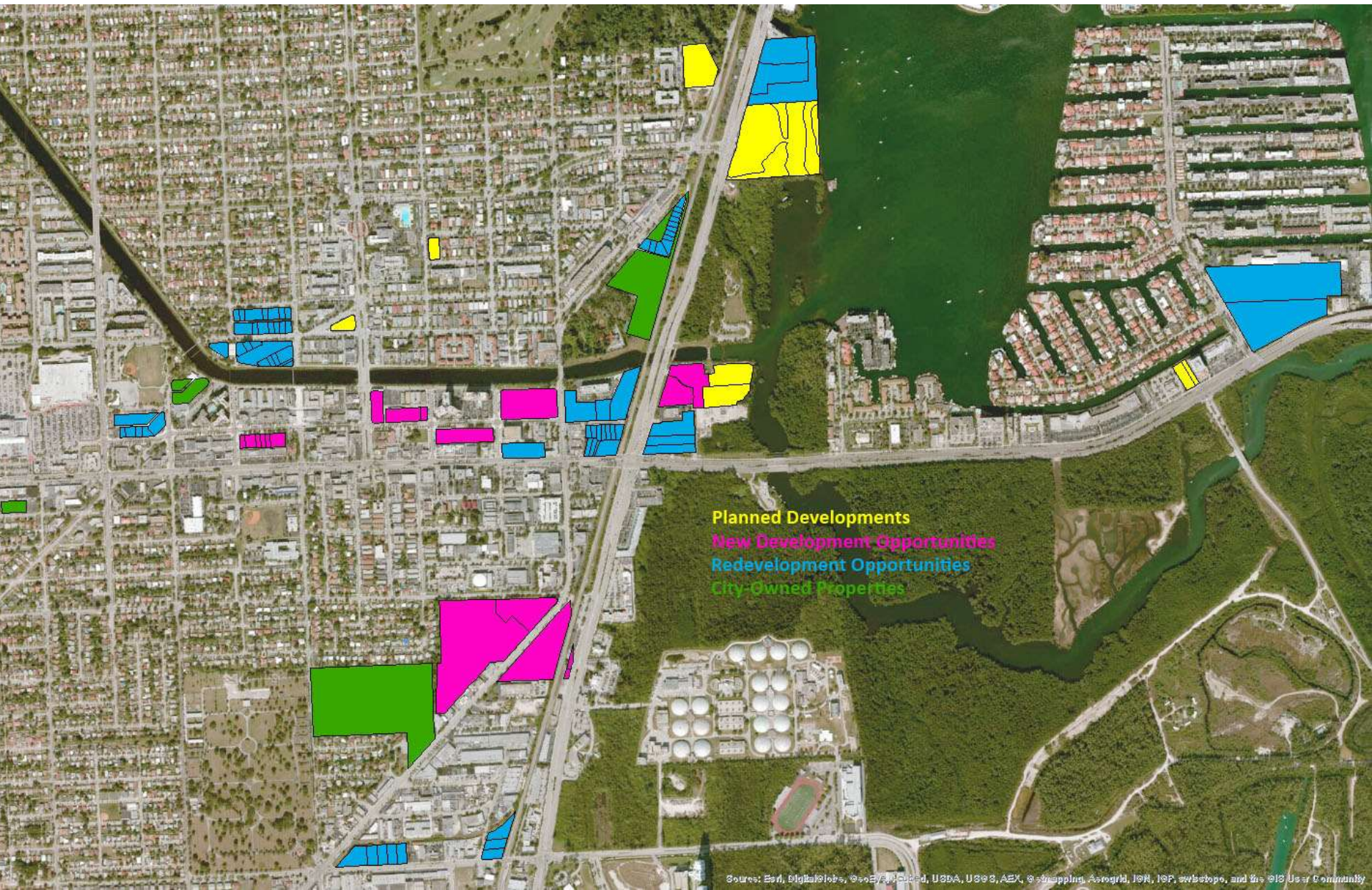


Planned Developments
New Development Opportunities

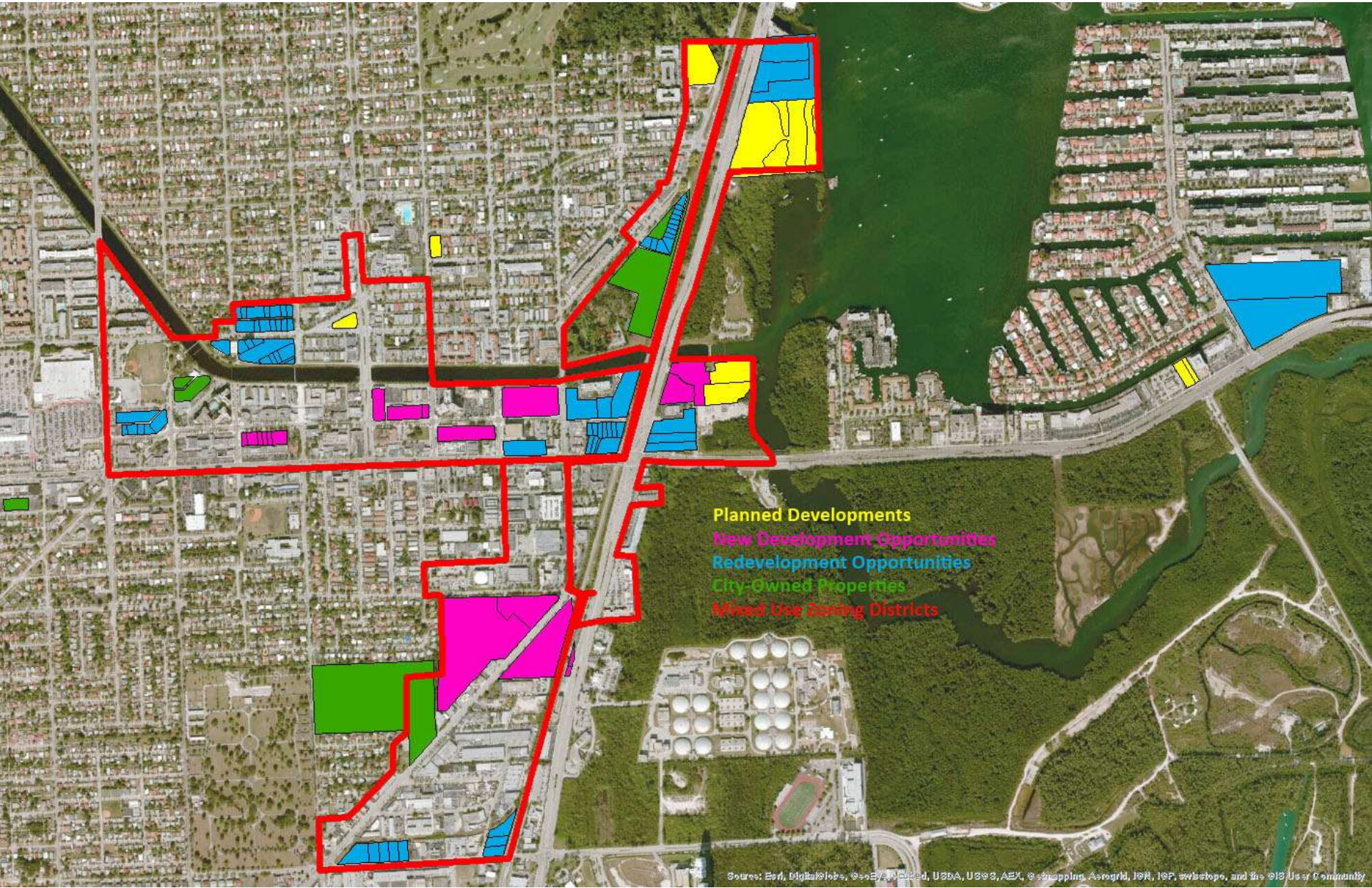
Redevelopment Opportunities



City Owned Property



Mixed-Use Districts



West Dixie North

- Hyatt Hotel project
- Spanish Monastery
- Tennis Center
- Greynolds Park
- City owned parking lot
- Private development opportunities

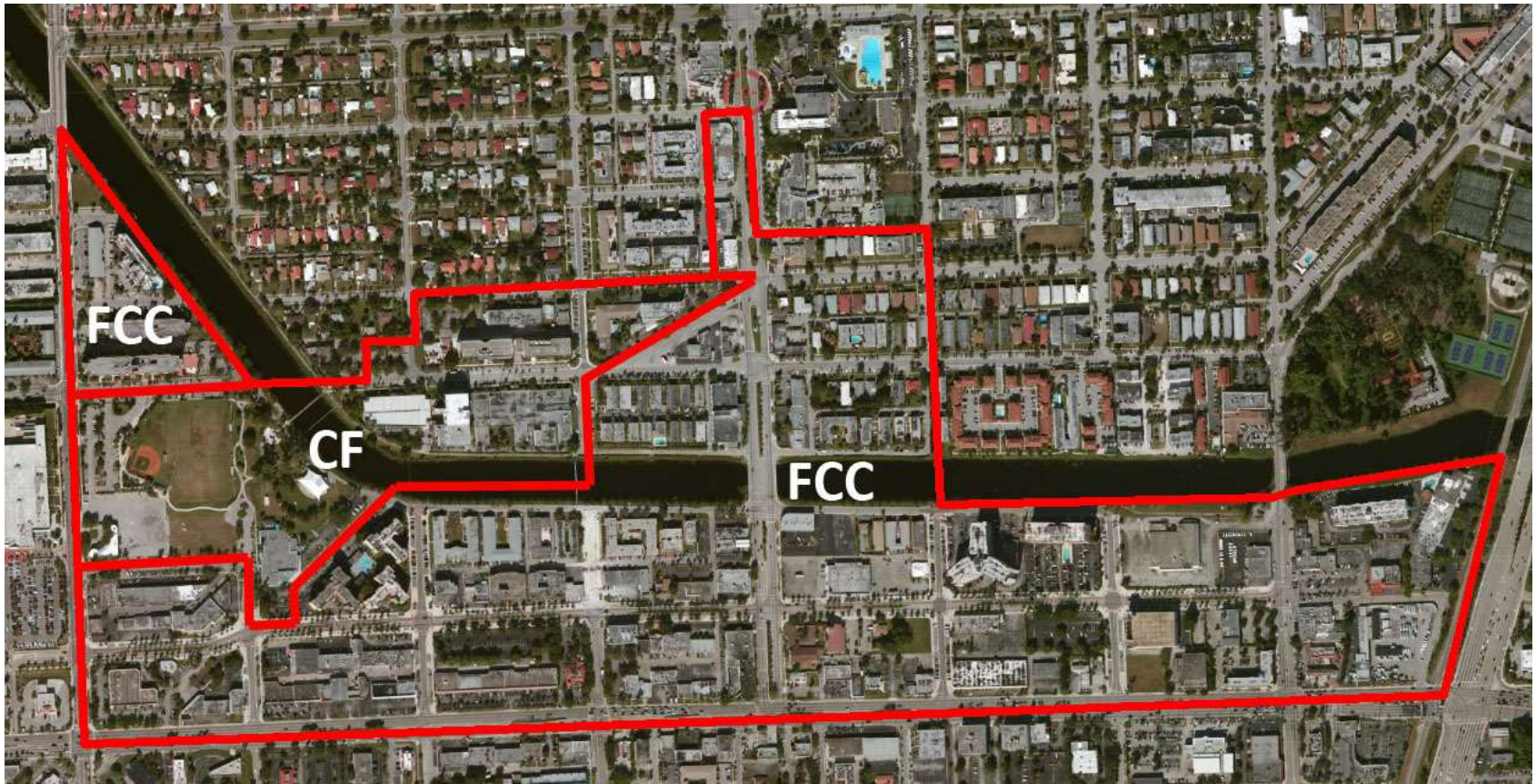


West Dixie South

- Creative industry potential
- Potential passenger rail access
- TECO site
- Historic TECO building
- City owned Taylor Park
- Proximity to FIU North



Downtown: 19th Avenue & Hanford Boulevard



- Snake Creek Canal and Trail
- Nova SE University
- Lorenzo's Market
- Amphitheater and Park
- Multiple development and redevelopment sites
- Bridges
- Neighborhood connectivity
- Architectural character
- Potential passenger rail access

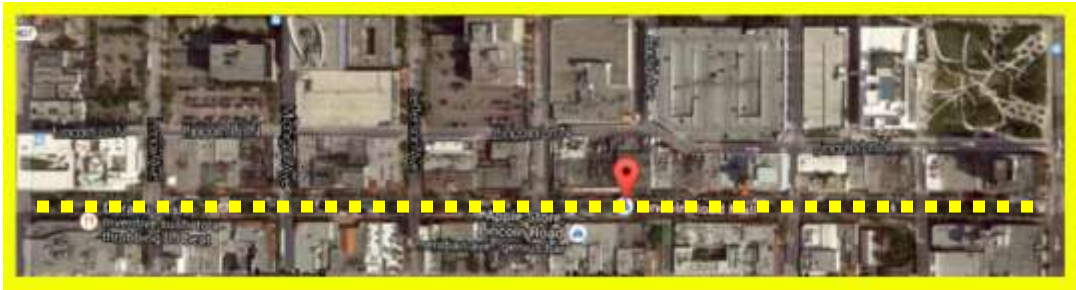
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Hanford Blvd is the same length as Lincoln Road

Biscayne Boulevard

- High visibility and opportunity to establish NMB's identity
- High traffic counts
- Desirable Biscayne Boulevard Frontage
- Unobstructed views to the bay and the ocean
- Underdeveloped waterfront properties
- Marina Palms under construction



Next Steps

- Review Council Input and Priorities
- Draft Zoning Code and Revised Comprehensive Plan Policies
- Council Check-In
- Planning and Zoning Board Review
- City Council Review & 1st Reading (Target: Aug 2014)
- Submission to State of Florida
- Final City Council Review & 2nd Reading (Target: Dec 2014)
- Final State Review