

ORDINANCE NO. _____ - 2022

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami Shores Village (the “Village”) Council recognizes that, periodically, it is necessary to amend the Village Comprehensive Plan (the “Plan”) in order to ensure that the Plan is current and consistent with the Village’s planning and regulatory needs; and

WHEREAS, amendments to the Comprehensive Plan are permitted in accordance with Village and State regulations governing such amendments; and

WHEREAS, the Village identified a number of inconsistencies, errors and obsolete provisions within and between the text of the goals, objectives and policies in the Plan’s Future Land Use Element and Future Land Use Map (“FLUM”); and

WHEREAS, on March 2022, the Village contracted with Calvin, Giordano & Associates, Inc. (the “Consultant”) to provide recommendations to resolve the inconsistencies, errors, and obsolescence in the Plan; and

WHEREAS, after conducting an extensive public outreach process in coordination with the Village, the Consultant prepared detailed analyses to substantiate and validate proposed amendments to the Plan’s Future Land Use Element text and FLUM that resolve the issues raised; and

30 **WHEREAS**, the Village Council finds that the proposed amendments will help
31 strengthen the Village’s long-term ability to protect its residential neighborhoods, revitalize
32 targeted areas, and improve overall community character and quality of life; and

33 **WHEREAS**, the Planning Board, sitting as the Local Planning Agency, reviewed
34 the Ordinance, and voted to recommend approval of the Ordinance; and

35 **WHEREAS**, the Village Council has reviewed the Ordinance at a duly noticed
36 public hearing in accordance with law and determined that it is consistent with the Village
37 Comprehensive Plan; and

38 **WHEREAS**, the Village Council finds that the proposed Ordinance serves to
39 further enhance the protection of the public health, safety and welfare.

40 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE**
41 **COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AS FOLLOWS:**¹

42 **Section 1. Recitals Adopted.** That each of the above stated recitals is hereby
43 confirmed, adopted, and incorporated herein and made a part hereof by reference.

44 **Section 2. Amendment to the Comprehensive Plan.** That the Village
45 Comprehensive Plan is hereby amended as provided in Exhibit “A,” which is incorporated
46 and made a part hereof by this reference.

47 **Transmittal.** The City Clerk is authorized to transmit the Comprehensive Plan
48 Amendments adopted by this Ordinance to the Department of Economic Opportunity

¹ ~~Strikethrough words~~ are deletions to the existing text. Underlined words are additions to the existing text. Changes between first and second reading are indicated with highlighted ~~double-strikethrough~~ and double underline. Strikethrough words are deletions to the existing text. Text highlighted in yellow reflects FL DEO courtesy comments from 07/12/22. Text highlighted in cyan reflects revisions recommended by the Planning Board on 07/13/22. Text highlighted in green (with matrix) reflects revision recommended by CGA at Planning Board on 07/13/22. Text highlighted in pink reflects revisions recommended by the Village Council at the Council meeting on 07/19/2022. Text highlighted in dark green reflects revisions recommended by the Village Council at the Council meeting on 10/06/2022.

49 (DEO) and all other units of local government or governmental agencies required by
50 Florida Statutes, Section 163.3184.

51 **Section 3. Conflicting Provision.** Any provisions of the Code of Ordinances of
52 Miami Shores Village, Florida, in conflict with the provisions of this Ordinance are hereby
53 repealed, but only to the extent of such conflict.

54 **Section 4. Severability.** That the provisions of this Ordinance are declared to
55 be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for
56 any reason, be held to be invalid or unconstitutional, such decision shall not affect the
57 validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but
58 they shall remain in effect, it being the legislative intent that this Ordinance shall stand
59 notwithstanding the invalidity of any part.

60 **Section 5. Inclusion in the Village Comprehensive Plan.** That it is the
61 intention of the Village Council and it is hereby ordained that amendments indicated in
62 Exhibit A this Ordinance shall become and be made a part of the Miami Shores Village
63 Comprehensive Plan.

64
65 **Section 6. Effective Date.** That this Ordinance shall be effective immediately
66 upon passage by the Village Council on second reading, except that the effective date of
67 the comprehensive plan amendments approved by this Ordinance shall be the date a
68 final order is issued by the DEO or Administrative Council finding the plan amendments
69 in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs
70 earlier. The DEO notice of intent to find the plan amendments in compliance shall be
71 deemed to be the final order if no timely petition challenging the plan amendment is filed.

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PASSED and ADOPTED this ____ day of _____, 2022.

First Reading: _____, 2022

Second Reading: _____, 2022

Attest:

Ysabely Rodriguez, CMC
Village Clerk

Sandra Harris
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss, Serota, Helfman, Cole + Bierman, P.L.
Village Attorney

FINAL VOTES AT ADOPTION

Council Member Alice Burch	_____
Council Member Katia Saint Fleur	_____
Council Member Crystal Wagar	_____
Vice Mayor Daniel Marinberg	_____
Mayor Sandra Harris	_____

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EXHIBIT A

MIAMI SHORES VILLAGE, FLORIDA
2025 COMPREHENSIVE PLAN

Goals, Objectives, Policies

Approved: July 1, 5, 2008

Amended: January 6, 2009

Amended: July 6, 2010

Amended: November 2, 2010

Amended: April 17, 2011

Amended: November 6, 2012

Amended: November 19, 2013

Amended: October 2, 2018

Amended: March 5, 2019

Amended: _____, 2022

INTRODUCTION

The Comprehensive pPlan serves as the guiding policy document ~~which~~ that governs land use development, concurrency, and LOS standards for the Village’s public facilities and services. The Ddocument includes an extensive data, inventory, and analysis of the Village’s facilities (Roads, parks, drainage, etc.) together with goals, objectives, and policies to provide or improve upon such facilities to reach, maintain, and/or exceed LOS standards through 2025.

CHAPTER 1. FUTURE LAND USE ELEMENT

FUTURE LAND USE ELEMENT GOAL

Ensure that the balance, character and location of future land uses provides for the highest possible long-term economic and quality of life benefits, while preserving and

154 restoring natural resources, residential strengthening and enhancing overall community
155 character, including the Village's residential neighborhoods, and providing appropriate
156 levels of public services to meet the needs of the Village's present and future population.

157 **Objective 1: Coordination of land uses with topography and soils Planning for the**
158 **Village's Future.**

159 ~~Maintain existing development and achieve new development and redevelopment~~
160 ~~which is consistent with the goal above and which otherwise coordinates future land~~
161 ~~uses with topography and soil conditions and the availability of facilities and services.~~
162 **Monitoring and Evaluation**~~Monitoring and Evaluation:~~ The Village shall monitor the
163 following policies: Establish land use categories and a Future Land Use Map (FLUM)
164 that provide for compatible and coordinated land uses, allowing for the protection of
165 natural resources and the preservation of community character, as well as capitalizing
166 on the Village's redevelopment and economic development opportunities.

167 **Policy 1.1:**

168 The Village is an established community that is nearing build out. Therefore, the
169 Village's Future Land Use designations and FLUM shall describe, assign, and depict
170 land for existing, well-established land uses as well as aspirational future land uses
171 determined to be in the long-term public interest of the Village.

172 **Policy 1.2:**

173 ~~The Village~~FLUM shall maintain, improve contain and identify enforce land
174 ~~development code provisions which are consistent with the Future Land Use Map,~~
175 ~~including the land uses and the densities and intensities specified thereon and~~
176 ~~described below:~~ appropriate locations for the following land use categories:

177 **Single Family Residential:**

178 This land use designation, intended for permanent detached single-family
179 dwelling, is reflected primarily in the Village's existing neighborhoods of detached
180 single-family homes built on individual platted lots. The residential densities
181 allowed in this designation category shall not exceed vary between a minimum of
182 two and a half (2.5) and a maximum of ten (10) dwelling units per gross acre. This
183 density category is characterized solely by detached single family homes on
184 relatively large lots. This density range acknowledges the built environment and
185 the wide variety of lot sizes that has existed historically in Miami Shores, from large
186 estates to small lots.

187 **Multi-family Residential:**

188 ~~Multi family units or single family detached and~~ This land use designation is
189 intended primarily for apartment and condominium developments, but may also
190 include other types of attached units such as duplexes. Areas outlined for this land
191 use accommodate multifamily dwellings at a density up to 6.0 thirty (30) dwelling
192 units per gross acre except where Florida Department of Environmental
193 ResourcesProtection regulations including related to septic tanks standards may
194 require a lower density. Floor area ratios may be incorporated in development

195 code regulations the Zoning Code. Whenever possible, land for multifamily
196 residential development should be located so as to provide a transition between
197 lower density residential areas and areas developed and/or designated for more
198 dense or intense uses. Zoning regulations shall be implemented to preserve the
199 existing densities of developed properties within established multi-family
200 residential districts.

201 **Mixed Use:**

202 Mixed Use land use designations are intended to accommodate a coordinated,
203 integrated and balanced range of retail, office, service, residential, and civic land
204 uses. **Permitted building heights shall be specified in the Zoning Code.** In addition,
205 regulations regarding density and intensity in zoning districts for areas designated
206 as Mixed Use shall provide incentives for mixed-use development. Development
207 shall be considered Mixed Use when no one use is less than 20% or no greater
208 than 80% of the net overall square footage of a development.

209
210 There are **two three** distinct sub-designations that provide different levels of Mixed
211 Use, as described in the following pages. **Specific types of retail, service, office**
212 **and auto-related uses that may be permitted, conditioned, or prohibited in each**
213 **sub-designation are defined in the Zoning Code.** Within the **two three** sub-
214 designations, urban form may include the following variations:

- 215
- 216 • Vertical mixed use, where retail, service and civic uses are located on the
217 ground floor of a building, with office and/or residential uses located on upper
218 floors.
- 219 • Horizontal (attached) mixed use, where separate uses are located side by side
220 in the same building.
- 221 • Horizontal (detached) mixed use, where separate uses are located in separate
222 buildings within the same site.

223
224 1. **Main Street Mixed Use Miami-Shores Downtown District Sub-designation:** The
225 Mixed Use **Main Street Miami-Shores Downtown District** land use sub-
226 designation shall accommodate retail, office, service and residential dwelling units
227 with an emphasis on vertical mixed use development that is characteristic of
228 traditional main streets in business districts and downtown areas. Along with
229 governmental, arts, culture and entertainment uses, the use mix in this land use
230 sub-designation shall promote development of a compact, pedestrian-oriented
231 area that provides opportunities for live-work lifestyles and supports the creation
232 of a place that reflects a unique and memorable destination for the Village
233 residents and visitors. The following criteria shall apply in the Mixed Use **Main**
234 **Street Miami-Shores Downtown District** sub-designation:

- 235
- 236 1. Base density and intensity: Twenty-five (25) dwelling units per gross acre and
237 floor area ratio (FAR) of 1.5.
- 238 2. Density and intensity limits: Density up to thirty-five (35) dwelling units per gross
239 acre and floor area ratio of up to 2.5 may be granted in the form of bonuses for
240 development projects that provide community benefits. Such benefits may

241 include but shall not be limited to historic building designation; donation of
242 public art, parkland or civic spaces in excess of minimum code requirements;
243 provision of senior or workforce housing; and/or community contribution fees
244 toward central sanitary sewer or other capital investments, the nature of which
245 shall be specified in the Zoning Code.

246 3. Range of uses: Business and professional offices, retail sales and service
247 establishments, eating and drinking establishments including outdoor dining,
248 artisanal retail, and a variety of attached multifamily residential uses. Auto-
249 related uses shall be discouraged and may be restricted through the Zoning
250 Code.

251 4. Compatibility: Mixed use projects shall be encouraged to ensure that the scale
252 and intensity is not out of character with adjacent residential uses and the
253 development is appropriately buffered. Transition standards and regulations
254 shall be specified in the Zoning Code to ensure the protection of the Single-
255 Family Residential designation.

256 5. Use mix target: The overall mix of uses in the Mixed Use-Main Street district
257 shall be about 40% residential and 60% non-residential determined in the
258 Zoning Code. In vertical mixed-use projects, residential uses shall be permitted
259 on the second floor and above and the ground floor must allow retail, service,
260 dining, or office uses. Horizontal mixed-use projects shall include at least two
261 of the use categories listed in subsection 3 above.

262 6. The Zoning Code regulations implementing this category shall encourage a
263 compact and walkable environment to reduce vehicle miles of travel and
264 encourage use of public transit.

265 7. Unified architectural and streetscape themes shall be encouraged for all
266 developments within the Mixed Use-DMS sub-designation Main Street Corridor
267 category, with incentives provided to reduce on-site parking, promote active
268 forms of transportation, and minimize environmental impacts. For parcels that
269 are assembled into a larger, multi-building development, on-site structured
270 parking is preferred.

271 8. Building height: The height limitation shall be not to exceed four (4) stories.

272
273 2. Neighborhood Sub-designation: The Mixed Use-Neighborhood (MUN) land use
274 sub-designation shall accommodate small-scale retail, commercial, service and/or
275 residential dwelling units in patterns that offer residents the ability to live, shop,
276 work, study, and play in one place. Mixed Use-Neighborhood includes a mixture
277 of housing types and residential densities integrated with goods and services, both
278 in vertical and/or horizontal mixed-use developments, with the goal of creating
279 complete communities for residents. The following criteria shall apply in the Mixed
280 Use-Neighborhood sub-designation:

281
282 1. Base density and intensity: Thirty (30) dwelling units per gross acre and FAR
283 of 1.5.

284 2. Density and intensity limits: Density up to thirty-five (35) dwelling units per gross
285 acre and floor area ratio of up to 2.5 may be granted in the form of bonuses for
286 development projects that provide community benefits. Such benefits may
287 include but shall not be limited to donation of parkland or civic spaces; inclusion

288 of senior or workforce housing; and/or community contribution fees toward
289 central sanitary sewer or other capital investments, the nature of which shall be
290 specified in the Zoning Code.

291 3. Range of uses: Various types of residential uses including single detached,
292 attached and multifamily units; educational services; business and professional
293 offices; neighborhood-serving retail; service establishments; and eating and
294 drinking establishments. Auto-oriented and Auto-dependent uses are
295 prohibited uses are discouraged and may be restricted through the Zoning
296 Code.

297 4. Compatibility: Mixed use projects shall be encouraged to ensure that the scale
298 and intensity is not out of character with adjacent residential uses and the
299 development is appropriately buffered.

300 5. Overall mix target: The overall mix of uses in Mixed Use-Neighborhood districts
301 shall be about 70% residential and 30% non-residential determined in the
302 Zoning Code. For vertical mixed-use projects, the ground floor must allow for
303 retail, service, dining, educational and/or office-uses. Horizontal mixed-use
304 projects shall include at least two of the use categories listed in subsection 3
305 above.

306 6. The Zoning Code regulations implementing this category shall encourage a
307 compact and walkable environment to reduce vehicle miles of travel and
308 encourage use of public transit.

309 7. Unified architectural and streetscape themes shall be encouraged for all
310 developments within the Mixed Use-Neighborhood sub-designation
311 Neighborhood Use-Corridor category, with incentives provided to reduce on-
312 site parking, promote active forms of transportation, and minimize
313 environmental impacts. For parcels that are assembled into a larger, multi-
314 building development, on-site structured parking is preferred.

315 8. Building height: The height limitation shall be not to exceed five (5) stories.

316
317

318 3. Corridor Sub-designation: The Mixed Use-Corridor land use sub-designation
319 shall accommodate a wide range of residential, commercial, service,
320 entertainment, and civic uses. This designation is intended to support walking,
321 bicycling, and transit-friendly development patterns along the Village's southern
322 portion of the Biscayne Boulevard corridor, capitalizing on the proximity of the
323 anticipated commuter rail station of Miami-Dade County's SMART PLAN at 79th
324 Street, while at the same time supporting the conversion of underutilized or
325 outdated commercial areas for conversion to mixed-use development. The
326 following criteria shall apply in the Mixed Use-Corridor sub-designation:

327
328 1. Base density and intensity: Forty (40) dwelling units per gross acre and FAR of
329 2.0.

330 2. Density and intensity limits: Density up to sixty five (65) dwelling units per gross
331 acre and floor area ratio of up to 3.0 may be granted in the form of bonuses for
332 development projects on sites that are at least 1.0 acres and provide
333 community benefits. Such benefits may include but shall not be limited to
334 donation of parkland or civic spaces; inclusion of senior or workforce housing;

- 335 and/or community contribution fees toward central sanitary sewer or other
336 capital investments, the nature of which shall be specified in the Zoning Code.
- 337 ~~3. Range of uses: Various types of residential use types, including attached and~~
338 ~~multifamily units; lodging; business and professional offices, retail and service~~
339 ~~establishments; eating and drinking establishments, including breweries~~
340 ~~andbut not limited to outdoor dining; and arts and entertainment uses. Auto-~~
341 ~~related uses may be subject to additional standards and requirements in order~~
342 ~~to mitigate impacts on the public realm.~~
- 343 ~~4. Compatibility: The above range of uses shall be permitted in conjunction with~~
344 ~~mixed use buildings or horizontal mixed use projects, provided that the project~~
345 ~~provides appropriate scale and intensity transitions to adjacent development~~
346 ~~and buffers to surrounding residential neighborhoods. Transition and buffer~~
347 ~~requirements shall be specified in the Zoning Code.~~
- 348 ~~5. Overall mix target: The overall mix of uses in the Mixed Use Corridor sub-~~
349 ~~designation Mixed Use Main Street districts shall be about 60% non-residential~~
350 ~~and 40% residentialdetermined in the Zoning Code. For vertical mixed use~~
351 ~~projects, at least the ground floor must allow retail, service or office uses.~~
352 ~~Horizontal mixed-use projects shall include at least two of the use categories~~
353 ~~listed in subsection 3 above.~~
- 354 ~~6. The Zoning Code regulations implementing this category shall encourage a~~
355 ~~compact and walkable environment to reduce vehicle miles of travel and~~
356 ~~encourage use of public transit.~~
- 357 ~~7. Unified architectural and streetscape themes shall be encouraged for all~~
358 ~~developments within the Mixed Use Corridor sub-designation category, with~~
359 ~~incentives provided to reduce on-site parking, promote active forms of~~
360 ~~transportation, and minimize environmental impacts. For parcels that are~~
361 ~~assembled into a larger, multi-building development, on-site structured parking~~
362 ~~is preferred.~~
- 363

364 **Restricted Commercial:**

365 This land use designation is intended to support light retail, office and services
366 Office, food including restaurants, wine and craft beer bars and light retail uses
367 that are compatible with ~~and support~~ nearby housing; residential uses that are
368 compatible with nearby commercial. The floor area ratio shall not exceed 1.0.
369 Residential uses are permitted on the second floor and above in conjunction with
370 a mixed use buildings provided that the scale and intensity is not out of character
371 with adjacent nearby development, and the project does not negatively affect any
372 area neighborhoods. The maximum floor to area ratio for mixed use projects with
373 deed restrictions is 3.0. Land uses in the Restricted Commercial designation
374 typically experience relatively low volumes of clients or visitors and have low trip-
375 generation rates. The following criteria shall apply in the Restricted Commercial
376 designation:

- 377 1. Maximum intensity: FAR of 2.0.
- 378 2. Range of uses: Small-scale business and professional offices, light retail and
379 service establishments. Auto-oriented and auto-dependent uses are prohibited.

- 380 3. Restricted Commercial areas may be allowed closer to residential
381 neighborhoods.
382 4. Pedestrian connectivity is encouraged between Restricted Commercial and
383 surrounding residential developments.
384 5. The Zoning Code regulations implementing this category shall encourage
385 heavy landscaping and screening for parking areas, trash storage and other
386 site characteristics that might impact adjacent residential uses. Further,
387 Restricted Commercial sites shall be developed with adequate parking and
388 vehicular access that does not rely on neighborhood streets.
389

General Commercial:

391 This land use designation is intended to support light industrial, commercial, retail,
392 office and/or services. Land uses in the General Commercial designation are
393 intended to sustain a broader and intense nature of uses due to the proximity to
394 major corridors. The following criteria shall apply in the General Commercial
395 designation.

- 396 1. Maximum intensity: FAR of 3.0.
397 2. Range of uses: Medium to high-scale business, professional offices,
398 commercial, retail and service establishments. Auto-oriented and auto-related
399 uses are permitted.
400 3. General Commercial areas shall not be allowed adjacent to Single-Family
401 Residential designation.
402 4. Pedestrian and bicycle connectivity is encouraged between General
403 Commercial and surrounding multi-family residential and restricted commercial
404 developments.
405 5. The Zoning Code regulations implementing this category shall encourage
406 heavy landscaping and screening for parking areas, trash storage and other
407 site characteristics that might impact adjacent uses. Further, General
408 Commercial sites shall be developed with adequate parking and vehicular
409 access that does not rely on neighborhood streets.
410

General Commercial:

412 ~~A broader range of office, food, studio arts, personal care and retail uses than the~~
413 ~~Restricted Commercial category but no heavy highway or distribution kinds of~~
414 ~~uses. The maximum floor to area ratio is 1.0.~~

Government and Institutionals:

416 This land use designation is intended to accommodate a full range of community
417 support facilities, including governmental buildings and facilities, public utility
418 installations, **parking**, public and private educational, medical, religious, civic,
419 cultural Schools, universities, churches, medicadministrative facilities for school
420 boards, churches and similar institutions; municipal buildings and public utility
421 installations. The floor area ratio in this land use designation shall not exceed 2.0.

422 **Parks and Recreation:**

423 This land use designation is intended to accommodate recreation and open space
424 uses that serve public recreation needs, including Village parks and recreational
425 facilities, the Miami Shores Golf Course Country Club and Golf Course and similar
426 compatible and complimentary uses including food service establishments in
427 conjunction with the previously listed uses. The floor area ratio in this land use
428 designation shall not exceed 1.0. The extent of all incidental uses shall not exceed
429 50% of the land area of any individual park. In general, any development within
430 this category shall be low intensity in character with a minimum of impervious
431 surface coverage and retain as much natural vegetation and landscape as
432 possible.

433 **Water and Conservation Areas:**

434 This land use designation is intended to identify areas which may exhibit unique
435 or special environmental characteristics. Public conservation areas are intended
436 solely for preservation and/or recreational use. No residential or commercial
437 development may occur other than that typically related to park service and
438 security functions.

439 **Policy 1.3:**

440 The maximum densities/intensities described above are not guaranteed for all sites
441 within each category. The Village's Zoning Map and Zoning Code may impose more
442 restrictive guidelines for development based on zoning district and design criteria,
443 which may include but is not limited to suitable geologic conditions, coordination of
444 future land uses with topography and soil conditions and the availability of adequate
445 facilities and services.

446 **Policy 1.4:**

447 The Village shall coordinate future land uses and any resulting development or
448 redevelopment with topography and soil conditions and the availability of adequate
449 facilities and services.

450 **Policy 1.45:**

451 Sufficient land shall be provided in the Future Land Use Map (FLUM) for various
452 types of residential development and the community facilities required to adequately
453 meet the housing needs of the present and projected population.

454 **Policy 1.56:**

455 The Village shall maintain current versions of the Existing and Future Land Use
456 Maps through zoning changes, permitting activity and fieldwork (if necessary), and
457 shall set a schedule for map updates and maintaining updated maps online.

458 **Policy 1.67: Future Designation of Areas Annexed from**
459 **Unincorporated Miami-Dade:**

460 Land that is annexed from Miami-Dade County shall enter the ~~v~~Village with its
461 current Miami-Dade County future land use and zoning designation. The Miami-
462 Dade County development regulations shall apply until such time as ~~Miami Shores~~
463 the Village adopts an amendment to ~~its~~this Comprehensive ~~p~~Plan to include the
464 annexed area and adopts ~~a new~~ an appropriate ~~Miami Shores~~ Village zoning
465 designation for the annexed area.

466 ~~• Comprehensive Plan Future Land Use designation and Zoning District~~
467 ~~Designation~~

468 a. The future land use and zoning designation for areas annexed from Miami-
469 Dade County ~~will~~shall be amended to an appropriate ~~Miami Shores~~ Village
470 future land use and zoning designation.

471 ~~b. Miami Shores~~ The Village may create new future land use or zoning
472 designations for annexed areas where the existing development or potential
473 future development would not be consistent with any existing ~~Miami Shores~~
474 Village future land use or zoning designation.

475 ~~c. Miami Shores~~ The Village will shall consider the existing Miami-Dade County
476 comprehensive plan and zoning regulations ~~in~~ when developing new
477 designations for annexed areas.

478 **Policy 1.278:**

479 The Village shall regulate all development in accordance with the Future Land Use
480 Map (Map 1.4), including the land uses and the densities and intensities specified
481 thereon and in Policy 1.1, all of which are incorporated by reference into this Policy
482 1.2.

483 **Policy 1.389:**

484 The Village shall maintain and/or improve ~~land development~~ Zoning Code
485 provisions governing subdivisions, signs and floodplain protection. Such provisions
486 shall be consistent with this plan and with the applicable Florida statutory and
487 administrative code guidelines.

488 **Policy 1.4910:**

489 The Village shall maintain and improve as part of the ~~Land Development~~ Zoning
490 Code a concurrency management system. The Village shall ensure that the public
491 facilities necessitated by a development (in order to meet level of service standards
492 specified in the Infrastructure Element) will be in place no later than the anticipated
493 date of issuance ~~by Miami Shores~~ of a temporary certificate of occupancy or
494 certificate of occupancy by the Village.

495 **Policy 1.5~~10~~11:**

496 The Village shall maintain and/or improve land development code standards and
497 incentives to achieve new development, renovated development and/or
498 redevelopment that meet high standards for drainage and storm-water
499 management, open space and landscaping, and on-site circulation and parking
500 and other development standards in keeping with the goals, objectives and policies
501 of this plan.

502 **Policy 1.6~~11~~12:**

503 The Village shall maintain and/or improve ~~land development~~ Zoning Code
504 standards to maintain ~~current~~ densities in single family residential districts current
505 as of July 1, 2022

506 **Policy 1.7~~12~~13:**

507 In its discretion, the Village may enact zoning regulations which allow the
508 appropriate mixing of residential and non-residential uses in mixed use, commercial
509 and institutional land use categories.

510 **Policy 1.8:**

511 ~~As a matter of policy, the Village will compare the Future Land Use Map referred to~~
512 ~~in Policy 1.1 and the land use densities and intensities set forth in Policy 1.1 with~~
513 ~~the land uses and intensities found in the report entitled Transit/Land Use~~
514 ~~Relationship Report as interpreted in part by the state land planning agency.~~

515 **Policy 1.9~~13~~14:**

516
517 The Village ~~will~~shall continue to work with transportation and transit agencies and
518 coordinate the improvement and expansion of the Village's park system and
519 pedestrian connections ~~with opportunities to improve and expand new walkways.~~
520 ~~The Village will continue to work with transportation agencies to through~~
521 opportunities such as ~~implement~~ the FEC Greenway or FEC corridor greenway
522 improvements. The Village ~~will~~ shall work with Miami-Dade County and other
523 groups to ensure that the greenway and parks and systems within the Village
524 effectively linked to proposed regional trails. The Village ~~will~~ shall continue to
525 advocate for funding for these trails identified in the Miami-Dade Planning
526 Organization ~~2040~~2045 Long Range Transportation Plan.

527 **Policy 1.15**

528 In addition, any project, building or structure previously approved by the Village
529 Council, through the adoption of any resolution or ordinance, shall be vested in its
530 right to be developed at its previously approved density and intensity,
531 notwithstanding the maximum densities and intensities contained in Policy 1.2.

532 **Policy 1.16**

533 In the event of destruction and/or redevelopment of any lawfully existing structure
 534 exceeding the maximum density and/or intensity contained in Policy 1.2, the
 535 structure may be restored or reconstructed to its original density and/or intensity
 536 upon a filing of a vested rights determination application, which shall be approved
 537 based on criteria outlined in the Zoning Code.

538 **Objective 2: Protection of single family residential areas.**

539 Direct future growth and development and redevelopment so as to minimize the
 540 intrusion of incompatible developments, buildings or land uses into single family
 541 residential areas.

542 Monitoring and Evaluation: ~~The existing Future Land Use Map (FLUM) is consistent~~
 543 ~~with this objective. Upon an application request to amend the FLUM, the Village shall~~
 544 ~~evaluate application for consistency with the FLUM. Achievement of this objective~~
 545 ~~shall also be quantified by the implementation of the following policies:~~

546 **Policy 2.1:**

547 ~~Maintain a future land use map pattern~~ FLUM and zoning patterns which that keeps
 548 multi-family, office, commercial and other incompatible uses out of single family
 549 residential areas.

550 **Future Land Use District Compatibility Matrix**

DISTRICT ADJACENCY	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	MIXED USE-DOWNTOWN	MIXED USE-NEIGHBORHOOD	GENERAL COMMERCIAL	RESTRICTED COMMERCIAL	GOVT AND INSTITUTIONS	PARKS AND RECREATION	WATER & CONSERVATION AREAS
SINGLE FAMILY RESIDENTIAL	■	■	■	■		■	■	■	■
MULTI-FAMILY RESIDENTIAL	■	■	■	■	■	■	■	■	■
MIXED USE-DOWNTOWN	■	■	■				■	■	■
MIXED USE-NEIGHBORHOOD	■	■		■			■	■	■
GENERAL COMMERCIAL		■			■	■	■	■	■
RESTRICTED COMMERCIAL	■	■			■	■	■	■	■
GOVERNMENT AND INSTITUTIONS	■	■	■	■	■	■	■	■	■
PARKS AND RECREATION	■	■	■	■	■	■	■	■	■
WATER & CONSERVATION AREAS	■	■	■	■	■	■	■	■	■

551 ■ Land use designations compatible for adjacency

552

553 **Policy 2.2:**

554 ~~Maintain a future land use map pattern and~~ Guide and support a traffic circulation
555 pattern ~~which that~~ directs through traffic to Biscayne Boulevard and other arterials
556 and collectors and away from local residential streets.

557 **Policy 2.3:**

558 ~~Utilize vehicular barricades to block traffic on Biscayne Boulevard and other arterials~~
559 ~~and collectors from entering local streets except for local access.~~ Consider, as
560 necessary, other traffic control strategies such as pedestrian crossings, speed
561 bumps, barricades to block streets, turn prohibitions, stop signs, and raised
562 pavement markers, and temporary barricades to block streets which will contribute
563 to the safety and character of residential streets.

564 **Policy 2.4:**

565 Update the Zoning Code to promote compatibility of scale, height, massing, and
566 overall character through the provision of clear standards, including but not limited
567 to maximum height, maximum land coverage, maximum floor area ratio, minimum
568 setbacks, minimum lot size, minimum green space, parking and landscaping
569 requirements, for the development of single-family residential uses.

570 **Policy 2.5:**

571 Consider consolidating the number of zoning districts and permitted land uses in the
572 Zoning Code.

573 **Policy 2.6:**

574 Create locational and design criteria in the Zoning Code to assure that new and
575 expanded uses are compatible with existing residential uses.

576

577 **Objective 3: Redevelopment and renewal.**

578 In general, encourage the redevelopment and renewal of any areas which ~~are~~ may be
579 at risk to of become blighted deteriorating. In particular, ~~1) encourage target incentives~~
580 and capital investment to leverage private investment in the revitalization of the
581 following areas consistent with their intended character, as reflected by their Future
582 Land Use designations in the FLUM:

583 1) ~~“Main Street,”~~ Downtown Miami Shores encompassing the business commercial
584 area along N.E. 2nd Avenue;

585 2) ~~encourage private investment in the revitalization and redevelopment of the general~~
586 commercial area located along the Biscayne Boulevard corridor between 94th 87th
587 Street and 93rd Street;

588 3) ~~encourage private investment in the revitalization and redevelopment of the~~
589 Biscayne Boulevard/105th Street residential area; and

590 4) ~~encourage private investment in the redevelopment of the area west of Barry~~
591 University previously occupied by the Biscayne Kennel Club; ~~and.~~

592 5) encourage private investment in the revitalization and redevelopment of the Special
593 Multi-Use District that promotes a coordinated and balanced range of land uses that
594 provide for a mix of commercial, residential and institutional land uses.

595 ~~Monitoring and Evaluation~~**Monitoring and Evaluation:** The Village Manager, or
596 appropriate designee, shall identify and monitor the number of sites deemed slum and
597 blighted areas. Achievement of this objective shall also be quantified by the
598 implementation of the following policies:

599 **Policy 3.1:**

600 Maintain, and improve where appropriate, zoning regulations which permit the
601 concentration of an appropriate "Main Street" business commercial mix of uses and
602 parking in and around the established "Main Street" business commercial area along
603 N.E. 2nd Avenue. The Village shall support and incentivize the inclusion of
604 residential uses along "Main Street". ~~Blighted neighborhoods or areas may be~~
605 ~~characterized by a prevalence of older structures with major deficiencies and~~
606 ~~deterioration of potential high residential vacancies, wide spread abandonment of~~
607 ~~properties, litter, and poor maintenance of the property.~~

608 **Policy 3.2:**

609 ~~Maintain, and improve where appropriate,~~Create or adjust zoning regulations which
610 permit to encourage the concentration of general commercial mixed uses and
611 parking in and around the established general business area located along Biscayne
612 Boulevard between 94st87th Street and 93rd Street.

613 **Policy 3.3:**

614 ~~Maintain, and improve where appropriate,~~ zoning regulations which permit general
615 commercial uses or a planned development type mix of commercial and a variety of
616 residential uses west of the Biscayne Boulevard/105th Street intersection.

617 **Policy 3.4**

618 ~~The Special Multi-Use Redevelopment Area designation is an overlay to the Future~~
619 ~~Land Use Map that is applied to areas of the Village that are at risk to become~~
620 ~~blighted and where mixed use development may be appropriate.~~

621 ● ~~The Village shall identify blighted areas and areas that are at risk to become~~
622 ~~blighted and shall designate these areas as Special Multi-Use~~
623 ~~Redevelopment Area.~~

624 ● ~~New development within the NE 2nd Avenue overlay area shall be consistent~~
625 ~~with the guidelines of the Future Land Use Element and the Future Land Use~~
626 ~~Map and consistent with the zoning districts appropriate to these~~
627 ~~designations:~~

628 1. ~~Development or the use of land, within the Special Multi-Use~~
629 ~~Redevelopment Area, that is not specifically permitted within the~~
630 ~~existing Future Land Use Map or zoning map designation will not be~~
631 ~~permitted absent appropriate amendment of said maps.~~

- 632 2. ~~The Village may bring the zoning map into conformity with the Future~~
633 ~~Land Use Map as appropriate and necessary after adoption of this~~
634 ~~comprehensive plan.~~
- 635 3. ~~Development sites shall be accessible to and/or provide essential~~
636 ~~public services at levels of service adopted within the~~
637 ~~Comprehensive Plan.~~
- 638 4. ~~Commercial land use designations and accompanying proposals~~
639 ~~shall consider compatibility between commercial and surrounding~~
640 ~~land uses, including, but not limited to, traffic circulation, pedestrian~~
641 ~~access, hours of operation, and visual impacts.~~
- 642 5. ~~Designation of a Special Multi-Use Redevelopment Area shall not be~~
643 ~~utilized as justification for amending the Comprehensive Plan to~~
644 ~~permit uses not compatible with the neighborhoods surrounding the~~
645 ~~Special Multi-Use Redevelopment Area.~~

646 The Village shall supports innovative, sustainable and resilient planned
647 development and mixed land use development techniques in order to promote
648 development that is achieve consistency with the goals and objectives of ~~the~~this
649 Comprehensive pPlan, promote a livable, walkable community with a high
650 quality of life standard, and compatibility with the surrounding neighborhoods:

- 651 1. The Village shall focus-support public and private efforts to ~~renew~~
652 blighted-revitalize deteriorating areas and/or prevent areas from
653 becoming blighted deteriorating.
- 654 2. The Village shall maintain and improve where appropriate, zoning
655 regulations for mixed land use patterns that permit and regulate
656 general commercial uses, residential uses, institutional uses, or, a
657 planned development type mix of commercial, institutional and
658 residential uses in ~~Special Multi-Use Redevelopment Areas~~ as
659 as designated on the Future Land Use Map to create a healthy mix of
660 land uses in proximity to one another.
- 661 3. The Village shall evaluate all proposed ~~mixed-use~~ development for
662 compatibility with existing and proposed uses ~~within the~~
663 redevelopment area and with on neighboring properties.
- 664 4. The Village shall implement appropriate land use regulations to
665 achieve compatibility of development.
- 666 5. The Village shall implement appropriate land development zoning
667 regulations that include including, but not limited to requirements for
668 massing, building height, setbacks, natural vegetation and other
669 appropriate buffers that screen residential and other land uses when
670 new or expanded development is proposed and shall implement
671 other measures as necessary to protect the neighboring residential
672 properties.
- 673 6. The Village shall implement zoning regulations that ~~include~~
674 protection of the surrounding protect residential neighborhoods from

675 the potential noise, light, and visual effects of the mixed-use district
676 new development, keeping the ambient noise or night light
677 originating from the mixed-use property to levels at or below the
678 background levels at the boundaries of the surrounding residential
679 properties.

680 7. ~~The Village will consider the effect of building height within the~~
681 ~~development area on neighboring properties when considering~~
682 ~~proposed development.~~

683 7. 8. The Village will work with the private sector to improve-expand the
684 housing mix within the special mixed-use area including the provision
685 of mixed-use neighborhoods and accommodation for affordable,
686 workforce, and age-friendly housing.

687 **Policy 3.5:**

688 Promote well designed neighborhoods with walkable concepts and a variety of uses.

689 **Policy 3.6:**

690 Maintain, and improve where appropriate, zoning regulations which permit a
691 planned development type mix of a variety of residential, office, commercial and/or
692 institutional types and compatible uses for large tracts of land.

693 **Policy 3.7:**

694 Maintain, and improve where appropriate, zoning regulations which require
695 landscape treatments to improve the appearance of at grade parking areas.

696 **Policy 3.8:**

697 Maintain, and improve where appropriate, the quality of streetscapes in the business
698 areas.

699

700 **Objective 4: Elimination or reduction of uses which are inconsistent with** 701 **community character.**

702 In general, encourage the elimination or reduction of uses which are inconsistent with
703 the community's character and future land uses.

704 **Policy 4.1:**

705 Inconsistent uses as referred to in Objective 4 above are hereby defined as any
706 uses which are located on a site where they would not be permitted by this
707 comprehensive plan.

708 **Objective 5: Ensure protection of natural resources.**

709 In general, ensure protection of natural resources. In particular, ensure that storm-
710 water systems which discharge into surface water bodies do not further degrade the
711 ambient water quality. ~~This will be accomplished by: 1) upgrading the drainage system~~

712 if necessary so that storm water outfalls into Biscayne Bay (and adjacent canals) fully
713 meet National Pollution Discharge Elimination System (NPDES) standards (as may be
714 applicable now or as may be applicable in the future under relevant inter-local
715 agreements between the Village and Miami-Dade County, or otherwise pursuant to
716 NPDES rules); and/or 2) upgrading the drainage system to the extent financially
717 feasible to meet the standards of Chapter 17-25, FAC and of Chapter 17-302.500,
718 FAC; and 3) Furthermore, maintaining or upgrading on-site drainage standards to
719 ensure that private properties retain at least the first one inch of storm water on site
720 and permit no more runoff after development than before development, if no other
721 mitigation measures or improvements are added.

722 Monitoring and Evaluation: The Village shall continue the on-going monitoring of the
723 drainage systems and coordinate upgrades, as necessary, with appropriate entities.
724 ~~Progress towards meeting this objective shall also be measured by the implementation~~
725 ~~of the following policies:~~

726 **Policy 5.1:**

727 The Village shall ~~implement any upgrade~~ its drainage system so that storm water
728 outfalls into Biscayne Bay (and adjacent canals) fully meet National Pollution
729 Discharge Elimination System (NPDES) standards program which that may now or
730 may be in the future be applicable to the Village under relevant inter-local
731 agreements with Miami-Dade County based on NPDES rules or otherwise, to the
732 extent financially feasible, meet the standards of Sections 62-302.500 and 62-
733 600.520, FAC.

734 **Policy 5.2:**

735 Following completion of any improvements pursuant to Policy 5.1 above, the Village
736 shall monitor ~~the Village's~~ its stormwater drainage system to determine what
737 additional actions may be necessary to improve the storm drainage system.

738 **Policy 5.3:**

739 The Village shall maintain and enforce storm water management standards which
740 require that future development provide for on-site storm water retention of at least
741 to the standards cited in Objective 5 the first one inch (1") of stormwater on site and
742 permit no more runoff after development than before development of a site.

743 **Policy 5.4:**

744 The Village shall prohibit the deposit of solid waste or industrial waste including
745 spent oils, gasoline by-products or greases accumulated at garages, filling stations
746 and similar establishments that create a health or environmental hazard upon any
747 vacant, occupied or unoccupied premises, parkway or park, and in any canal or
748 waterway within the Village.

749 **Policy 5.5:**

750 The Village shall monitor Bayfront properties to ensure that there is no storm-water
751 drainage into Biscayne Bay.

752 **Policy 5.6:**

753 The Village shall not establish new point source discharge of ~~S~~storm-water into
754 coastal waters, except in pursuit of a comprehensive upgrading of the ~~S~~storm-water
755 system which has or will have the effect of substantially improving surface water
756 quality in accordance with the standards set forth ~~in Objective 5 above~~.

757 **Policy 5.7:**

758 New development shall comply with the sanitary sewer requirements contained
759 within the Infrastructure Element, Objective 3.

760 **Policy 5.8:**

761 The Village shall utilize drought tolerant plant materials to the extent feasible on the
762 natural area portions of the Miami Shores **Country Club and** Golf Course and water-
763 efficient landscaping in all Village parks and public spaces.

764 **Policy 5.9:**

765 The Village shall ~~maintain desirable support and incentivize~~ development ~~code~~
766 ~~provisions~~ designed to help ensure protection for the limited natural vegetative
767 communities which may be found in the Village.

768 **Policy 5.10:**

769 The Village shall facilitate calculations, through the Zoning Code, that implement
770 and track the management and storage of surface water on residential areas.

771

772 **Objective 6: Protection of historic resources.**

773 In general, ensure the protection of historic resources. In particular, conserve local
774 structures and sites which are of historic significance.

775 Monitoring and Evaluation: The Village shall periodically inventory the loss of historic
776 resources. ~~In furtherance of this objective, the Village shall monitor the following~~
777 ~~policies:~~

778 **Policy 6.1:**

779 The Village's Historic Preservation **Review** Board shall continue to review all
780 building or demolition permit applications for those properties designated "historic
781 landmarks".

782 **Policy 6.32:**

783 The Planning, Zoning and Resiliency Director shall ~~perform historic preservation~~
784 ~~monitoring activities~~ monitor development activities that could impact the
785 preservation of local historic resources, referring all demolition and rehabilitation
786 applications pertaining to Landmark properties to the Historic Preservation Review
787 Board to avoid, if possible, loss of any historic resources.

788 **Policy 6.3:**

789 Historic resources shall continue to be protected through designation by the County
790 or the State.

791 **Policy 6.4:**

792 Adaptive reuse of historic structures shall be given priority over activities that would
793 harm or destroy the historic value of such resources in conformance with the Zoning
794 Code and the policies of this Comprehensive Plan.
795

796 **Objective 7: Coordination of population with hurricane evacuation plans.**

797 Coordinate population densities with the applicable local or regional coastal evacuation
798 plan and coordinate future land uses by encouraging the elimination or reduction of
799 land uses which are inconsistent with applicable interagency hazard mitigation report
800 recommendations.

801 ~~Monitoring and Evaluation: The Village shall coordinate with the South Florida~~
802 ~~Regional Planning Council to utilize the regional hurricane evacuation model. The~~
803 ~~Village shall also coordinate plans with Miami-Dade County and adjacent~~
804 ~~municipalities as needed. This objective shall also be measured by implementation of~~
805 ~~its supporting policies.~~

806 **Policy 7.1:**

807 The Village shall coordinate with the South Florida Regional Planning Council to
808 utilize the regional hurricane evacuation model. The Village shall also coordinate
809 local evacuation plans with Miami-Dade County and adjacent municipalities as
810 needed.

811 **Policy 7.2:**

812 The Village Manager or designee shall annually assess the Village's existing and
813 permitted population densities to determine if changes are significant enough to
814 transmit such data to the Miami-Dade Office of Emergency Management to assist
815 in their hurricane evacuation planning.

816 **Policy 7.23:**

817 The Village shall regulate all future development within its jurisdiction in accordance
818 with ~~the a~~ Future Land Use Map which is consistent with the ~~Interagency Hazard~~
819 ~~Mitigation Team Report, FEMA 955-DR-FL, August 1992 Florida Enhanced State~~
820 ~~Hazard Mitigation Plan 2018 or subsequent approved updates thereof.~~ The Village,
821 and shall periodically review and revise the Future Land Use Map in light of future
822 consistent with interagency hazard mitigation reports in order FLUM to reduce or
823 eliminate uses which are inconsistent therewith.

824 **Policy 7.45:**

825 Enhance the efforts of the Miami-Dade Office of Emergency Management by
826 providing it with relevant information.

827 **Objective 8: Discourage the proliferation of urban sprawl.**

828 Discourage the proliferation of urban sprawl.

829 Monitoring and Evaluation: ~~Achievement of this objective shall be quantified by the~~
830 ~~implementation of its policy:~~

831 **Policy 8.1:**

832 ~~Policy 1.1 is incorporated as Policy 8.1 by reference. Policy 1.1 incorporates the~~
833 ~~Future Land Use Map and defines the regulatory significance of its land use~~
834 ~~categories. It is a legislative determination of the Village that d~~Development
835 according to the Future Land Use Map will shall be used to discourage urban sprawl
836 by continuing to provide and enhance residential and employment opportunities in
837 the Village, which is inside the Miami-Dade County Urban Infill Boundary.

838 **Objective 9: Drainage and sewer system land needs.**

839 Ensure the availability of suitable land for drainage and sanitary sewer system facilities
840 needed to support planned infrastructure improvements.

841 Monitoring and Evaluation: ~~The Village shall continue its ongoing program to identify~~
842 ~~locations for drainage and sewer facilities. This objective shall be quantified by the~~
843 ~~implementation of its policies:~~

844 **Policy 9.1:**

845 The Village shall not vacate any road rights-of-ways without either a) determining
846 that the vacated right-of-way is not necessary to accommodate future storm and/or
847 sanitary sewer facilities; or b) reserving appropriate utility easements.

848 **Policy 9.2:**

849 The Village shall continue its ongoing program to assist Miami-Dade County in
850 identifying and making available land appropriate for sewer and drainage facilities.

851 **Policy 9.3:**

852 The Village shall continue to coordinate with Miami-Dade County to connect
853 remaining areas of the Village to central sanitary sewer.

854 **Policy 9.4:**

855 The Village shall assist and support Miami-Dade County in planning for and
856 pursuing all available federal, state and private funding sources necessary to
857 implement the policies of this Comprehensive Plan, including, as appropriate, the
858 preparation of studies and master plans.

859 **Objective 10: Innovative development regulations.**

860 Encourage ~~the use of innovative land development regulations which may include~~
861 ~~provisions for patterns, including but not limited to planned unit, age-friendly, energy~~
862 ~~efficient developments and other mixed use development techniques, while promoting~~
863 ~~the use of sustainable and resilient construction practices.~~

864 Monitoring and Evaluation: ~~The Village shall evaluate the development environment~~
865 ~~and Land Development Regulations, and adopt Land Development Regulations that~~
866 ~~include effective policies and innovative strategies. This objective shall also be~~
867 ~~measured by implementation of its supporting policy.~~

868 **Policy 10.1:**

869 The Village shall periodically review and consider the recent published literature on
870 “innovative” and best new practices for land development zoning regulations in
871 relation to its own land development regulations and the local and regional
872 development environment, and determine if ~~there are “innovative” techniques~~
873 ~~including planned unit developments and other mixed use development techniques~~
874 which, if any, may be suited to the Village and may offer reasonable promise for
875 accomplishing substantive (rather than process) goals and objectives of the Village.

876 **Policy 10.2:**

877 Create The Village shall adopt and implement an age-friendly community initiative.
878 An age-friendly initiative ~~would plan for~~ will allow the Village to become a community
879 for where people of all ages, where older adults in Miami-Dade can stay are able to
880 live active and healthy lives for as long as possible with dignity and enjoyment ~~by~~
881 ~~creating and adopting long term policies which affect,~~ through age-supportive
882 ~~community health and development patterns,~~ building design, accessibility to
883 services, and opportunities to stay engaged and to contribute.

884 **Policy 10.3:**

885 The Village shall allow and encourage innovative land use development patterns,
886 including mixed uses at appropriate locations designated in the FLUM, through the
887 provision of bonus density and/or floor area in specific future land use categories,
888 as well as other regulatory incentives to be determined in the Zoning Code, and
889 which may help the Village achieve substantive goals and objectives of the Village.

890 **Policy 10.4:**

891 The Village shall encourage development measures that include climate adaptation
892 and mitigation designs through the Zoning Code.

893 **Policy 10.5:**

894 The Village shall encourage attractive parking design and efficient use of parking.
895 For Main Street, complete a comprehensive parking study and, if appropriate, revise
896 parking standards in the Zoning Code, including consideration of maximum on-site
897 parking requirements, shared and on-street parking incentives and approvals, fee-
898 in-lieu of construction options, parking lot design and connectivity, neighborhood
899 compatibility and new technologies to reduce stormwater and other environmental
900 impacts.
901

902 **Objective 11: Criteria for school siting and collocation of schools, libraries, parks**
903 **and community centers.**

904 The Village shall allow for public schools to be located on sites designated
905 "Government and Institutionals" and "Mixed Use Residential/Institutional-
906 Neighborhood" on the Future Land Use Map. In addition, the Village shall encourage
907 the collocation of schools, libraries, parks and community centers.

908 **Policy 11.1.**

909 Proposed schools sites shall be consistent with the Village Comprehensive Plan
910 Future Land Use Map, shall be compatible with adjacent land uses, and shall be
911 located away from heavy industry, railroads, and similar land uses to avoid noise,
912 odor, dust, and traffic hazards. Similarly, site planning for schools shall incorporate
913 appropriate landscaping and buffers in order to minimize adverse impacts on
914 adjacent neighborhoods.

915

916 **Objective 12: Future Land Use Map Designations.**

917 In determining the boundaries of any future land use map designation the following
918 rules shall apply:

- 919 A. Boundaries indicated as approximately the centerline of streets, highways, or alleys
920 shall be construed to follow such centerlines;
- 921 B. Boundaries indicated as approximately following platted plot lines shall be
922 construed as following such plot lines;
- 923 C. Whenever any street, alley or other public way is vacated by official action of the
924 ~~v~~Village ~~e~~Council, the future land use designation adjoining each side of such
925 street, alley, or public way shall be automatically extended to the center of such
926 vacation and all area included in the vacation shall then and henceforth be subject
927 to all regulations of the extended designation;
- 928 D. Where the streets or alleys on the ground differ from the streets or alleys as shown
929 on the future land use map, the streets or alleys on the ground shall control;
- 930 E. Boundaries indicated as approximately following Village limits shall be construed
931 as following Village limits;
- 932 F. Boundaries indicated as following railroad lines shall be construed to be midway
933 between the right-of-way lines;
- 934 G. Boundaries indicated as following the centerline of all canals, streams or drainage
935 ways shall be construed to follow such centerline and boundaries indicated as
936 following shore lines shall be construed to follow such shore lines, and in the event
937 of a change in the shore line shall be constructed to move with the actual shore
938 line; and
- 939 H. Distances not specifically indicated on the future land use map shall be determined
940 by the scale of the map.
- 941

942 **Objective 13: Flood Risk Reduction.**

943 ~~Miami Shores~~ The Village will continue to promote the use of development and
944 redevelopment principles, strategies and engineering solutions contained in the Florida
945 Building Code, The Village shall insure consistency and coordination with objectives and
946 policies of the Coastal Management Element and with the Land Development Regulations
947 Zoning Code and the Flood Damage Prevention Ordinance in order to:
948 A. reduce the over-all flood risk resulting from or associated with high-tide events,
949 storm surge, flash floods, storm water runoff and the impacts related to sea-level
950 rise.

951 **Policy 13.1:**

952 The Village ~~will~~ shall comply with the requirements of Sec. 163.3178, FS in pre-
953 disaster planning and post-disaster redevelopment activities in order to:
954 A. reduce the flood risk in coastal areas resulting from high tide events, storm
955 surge, flash floods, storm water runoff, and related impacts of sea level rise;
956 B. reduce potential damage for properties located in FEMA flood zone
957 designations;
958 C. be consistent with the flood resistant construction requirements of the Florida
959 Building Code and federal flood plain management regulations;
960 D. if so designated, require construction seaward of the coastal construction line
961 to be consistent with Chapter 161, F.S. ;
962 E. the Village participates in and supports the National Flood Insurance Program
963 Rating System to reduce the chance of damage from flooding and to achieve
964 flood insurance premium discounts for property owners in ~~Miami Shores~~ the
965 Village, and the Village encourages other municipalities to join for the same
966 benefits.

967 **Policy 13.2:**

968 Require that first floor elevations be constructed at FEMA's required minimum flood
969 elevation at mean low tide to allow maximum protection during flood conditions.

970
971 ***
972
973

974

975

APPENDIX A

976

COMPREHENSIVE PLAN MAP SERIES

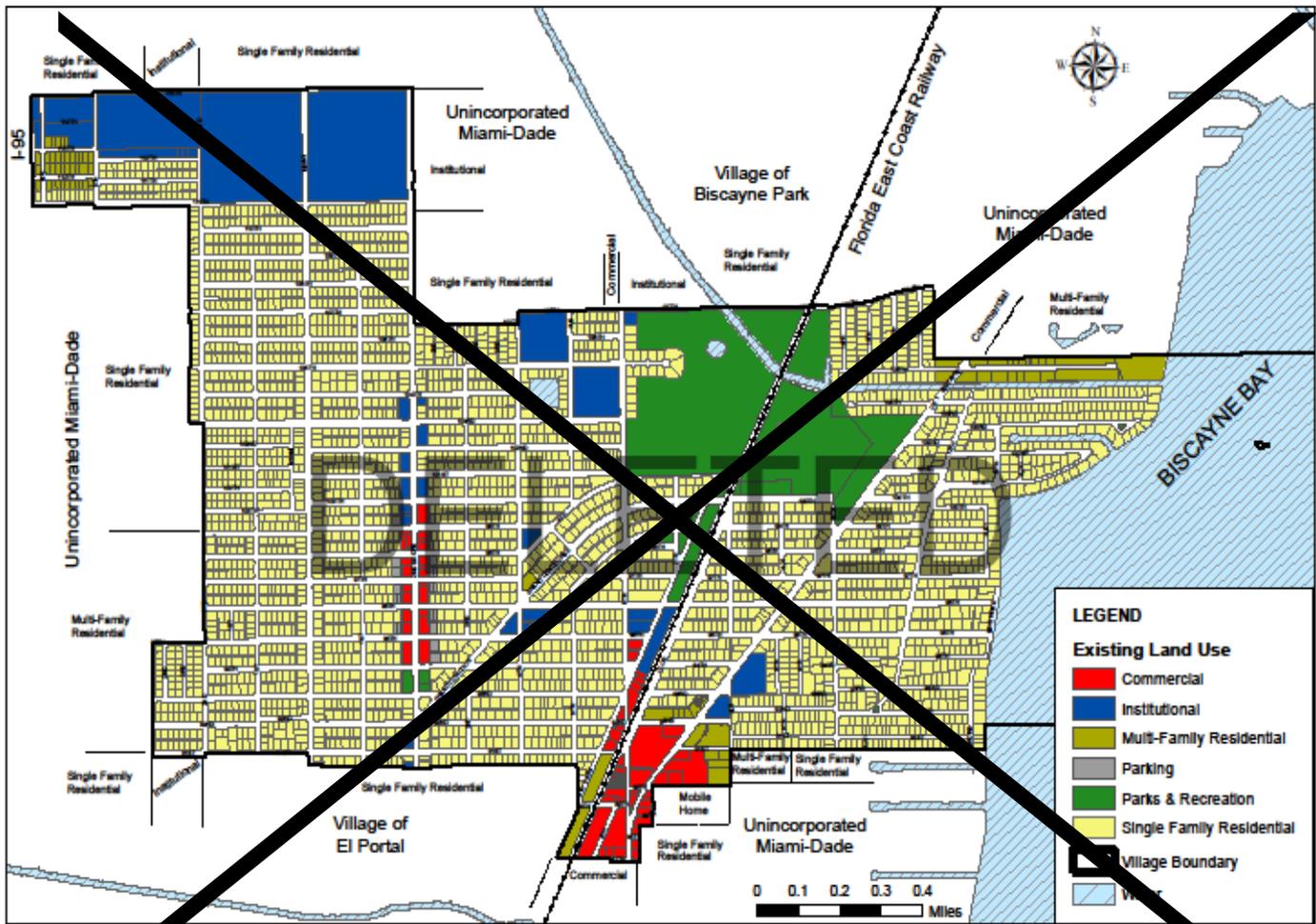
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MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

FUTURE LAND USE

FIGURE

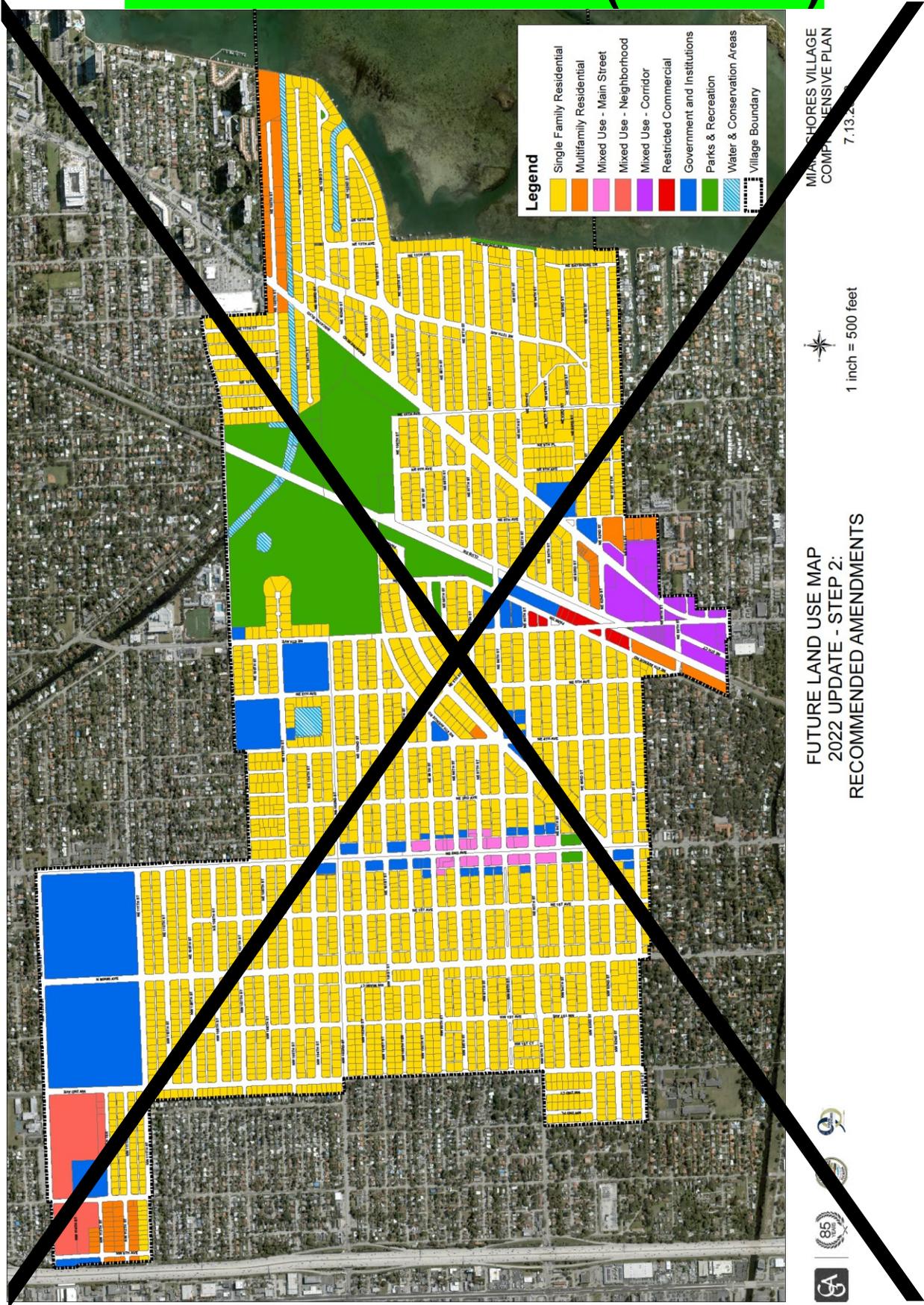
Source: Miami Shores Village Planning
Department, 2018

1.10

983

984

DELETED DRAFT (7/13/22)



INSERTED DRAFT (10/07/22)



Legend

- Village Boundary
- Single Family Residential
- Multi Family Residential
- Mixed Use - Miami Shores Downtown District
- Mixed Use - Neighbourhood
- General Commercial
- Restricted Commercial
- Government and Institutions
- Parks and Recreation
- Water & Conservation Areas

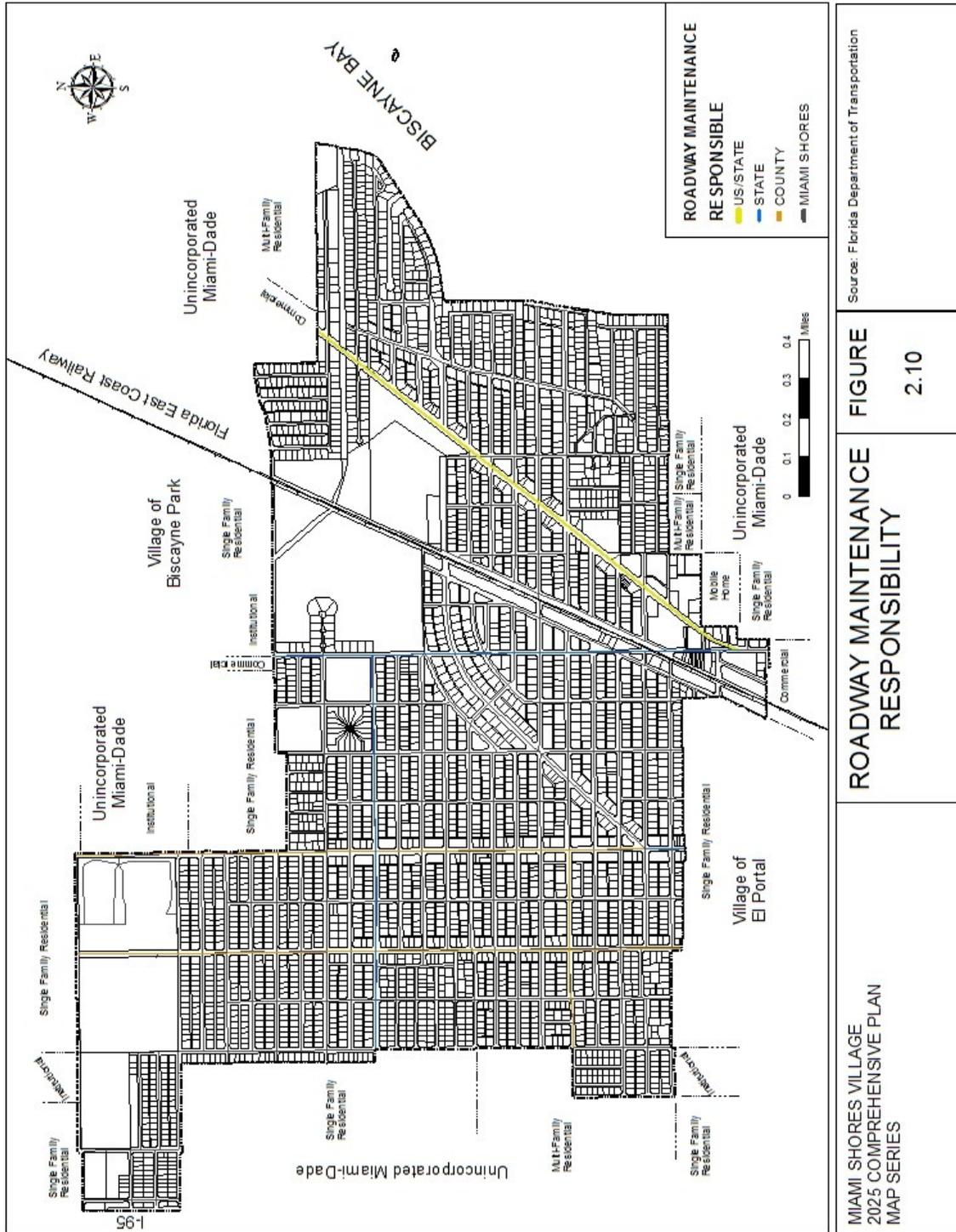
MIAMI SHORES VILLAGE
COMPREHENSIVE PLAN

1 inch = 500 feet

FUTURE LAND USE MAP 2022 UPDATE:
RECOMMENDED AMENDMENTS



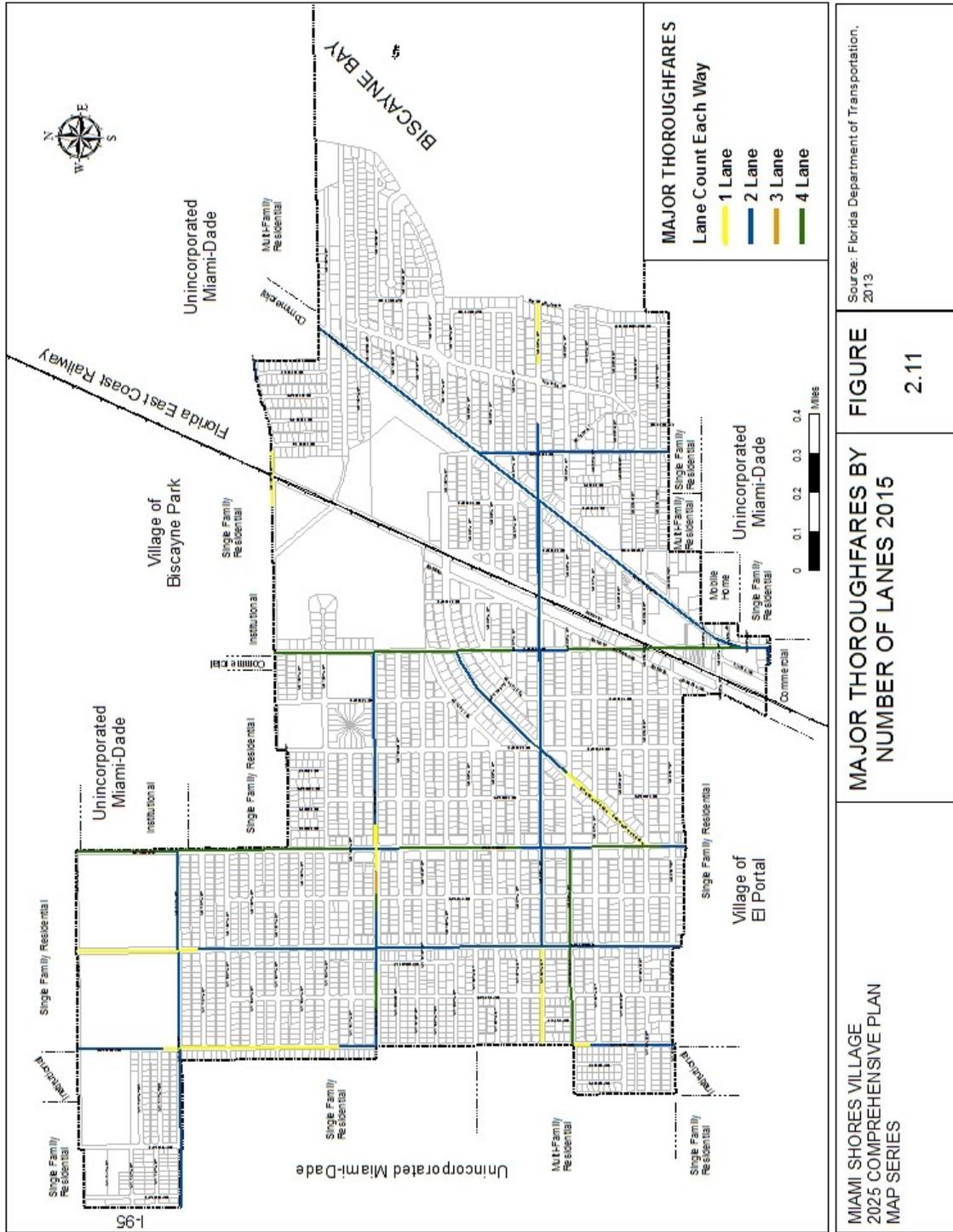
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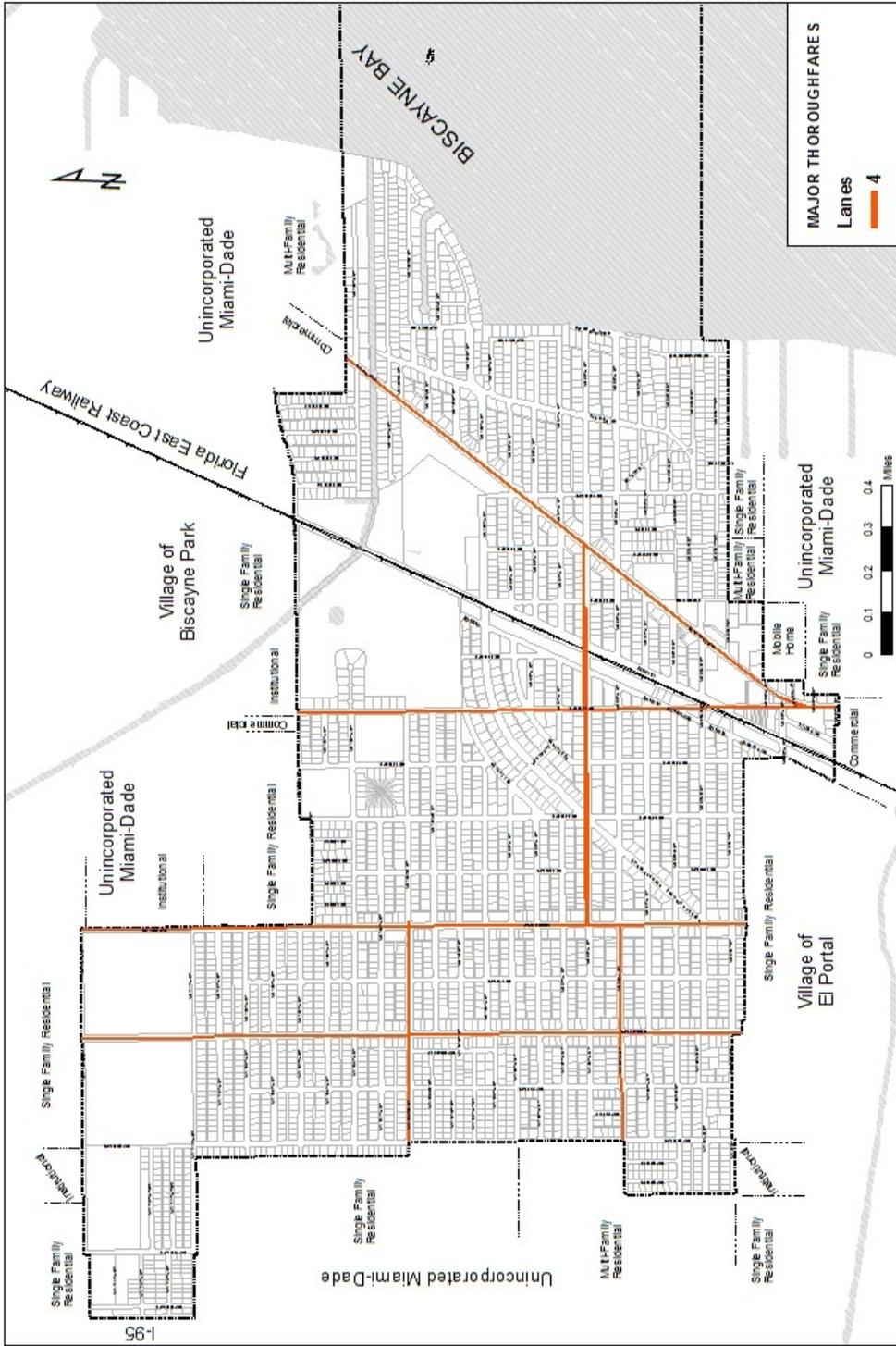


Source: Florida Department of Transportation

ROADWAY MAINTENANCE RESPONSIBILITY
FIGURE 2.10

MIAMI SHORES VILLAGE
 2025 COMPREHENSIVE PLAN
 MAP SERIES



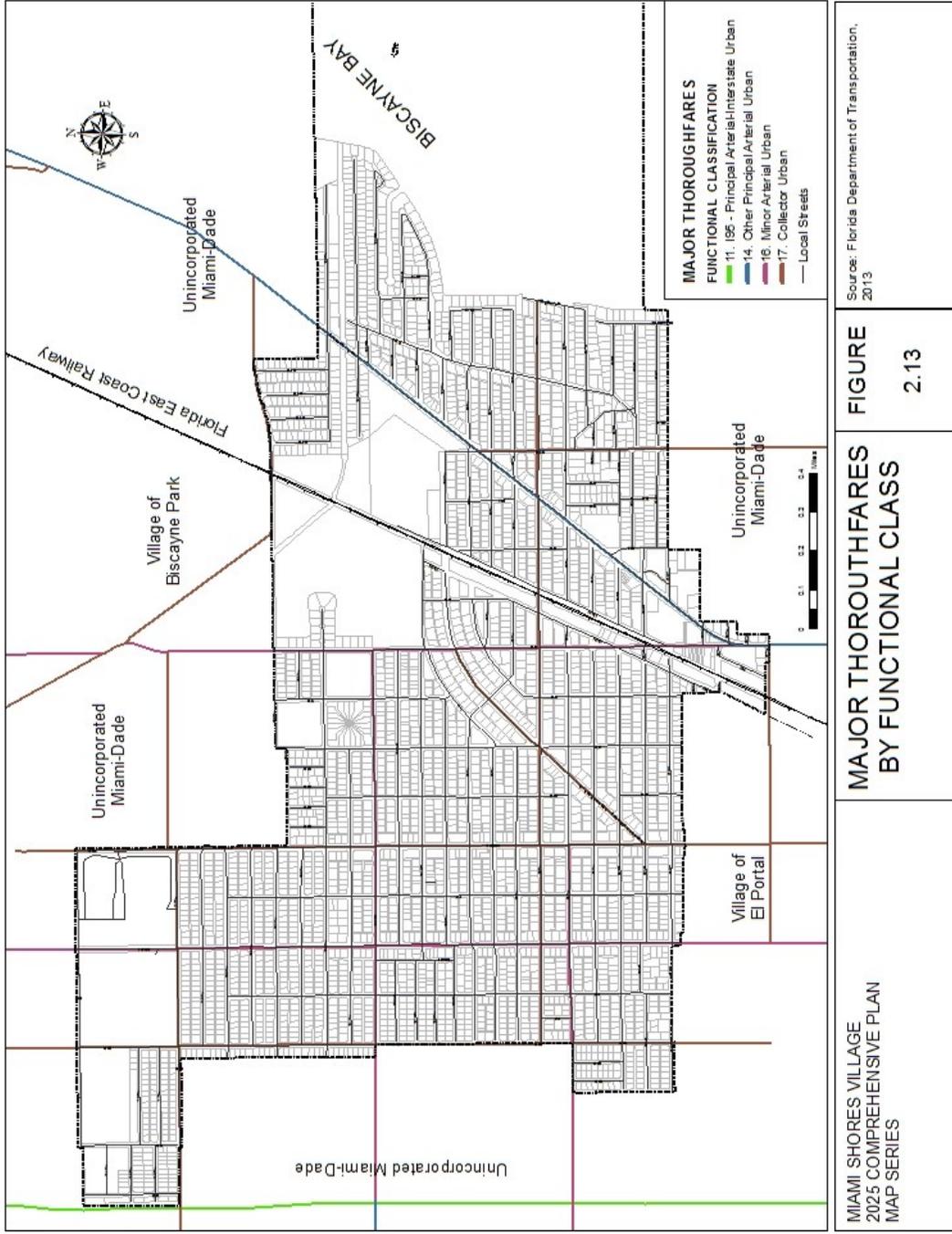


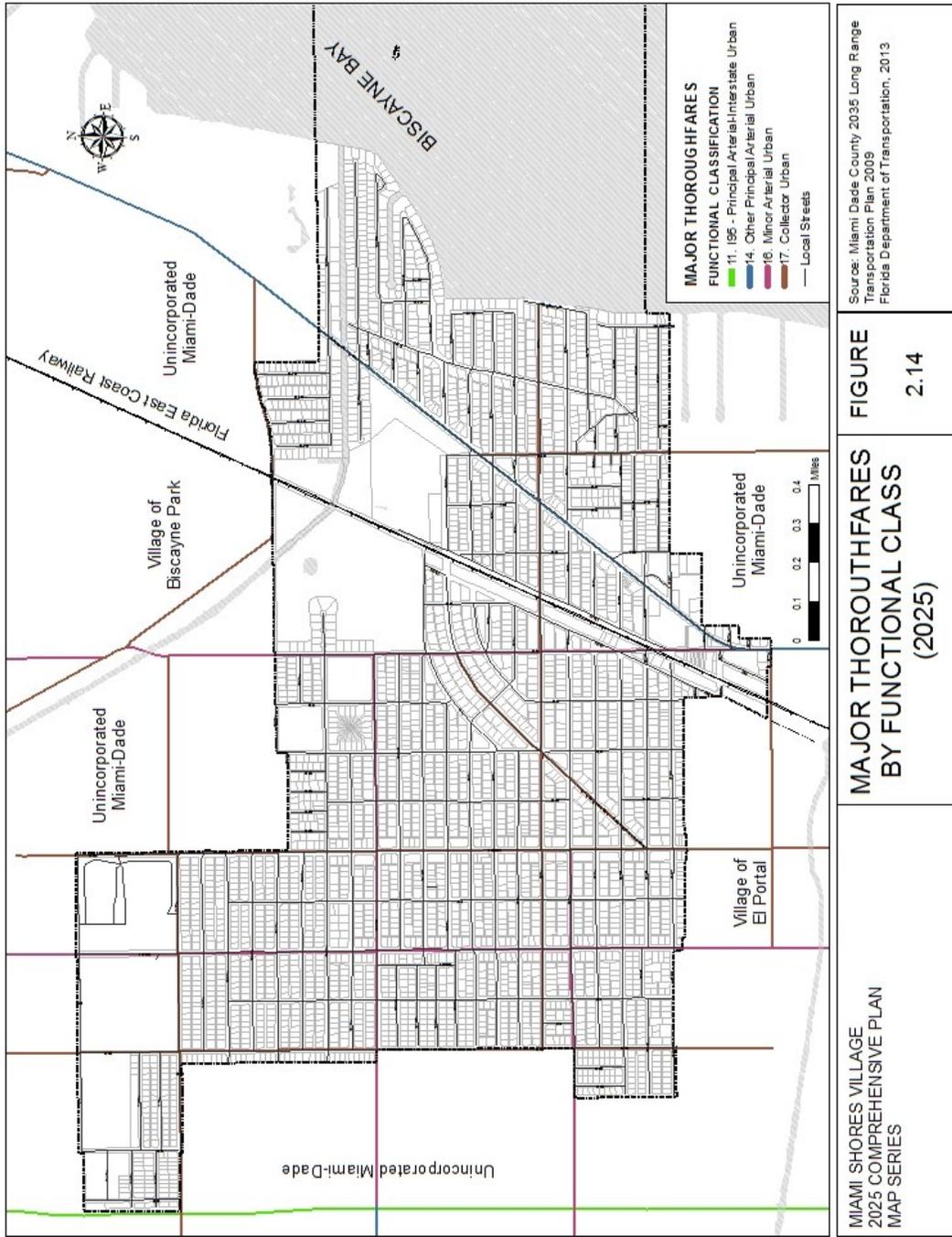
MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

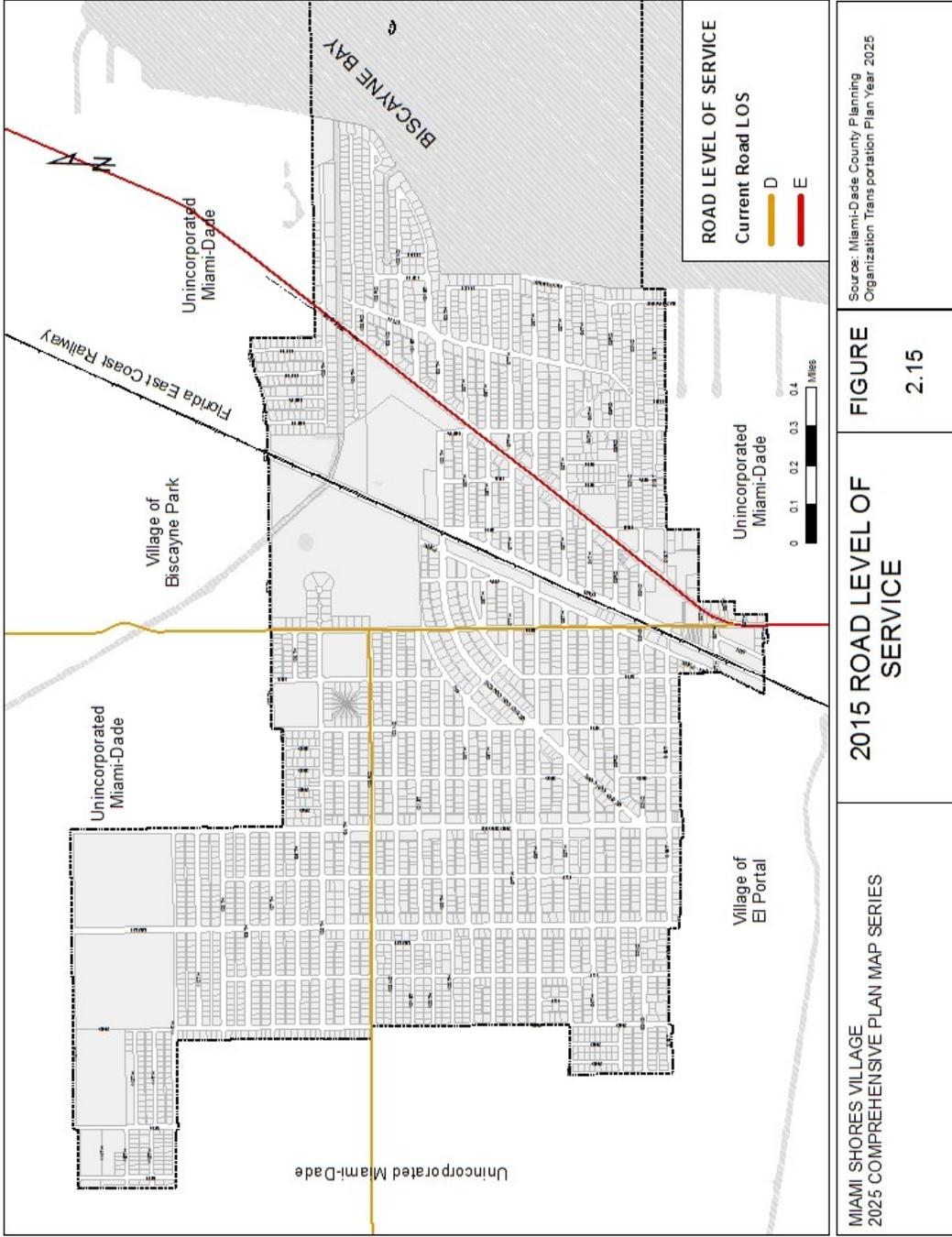
**MAJOR THOROUGHFARES BY
NUMBER OF LANES (2030)**

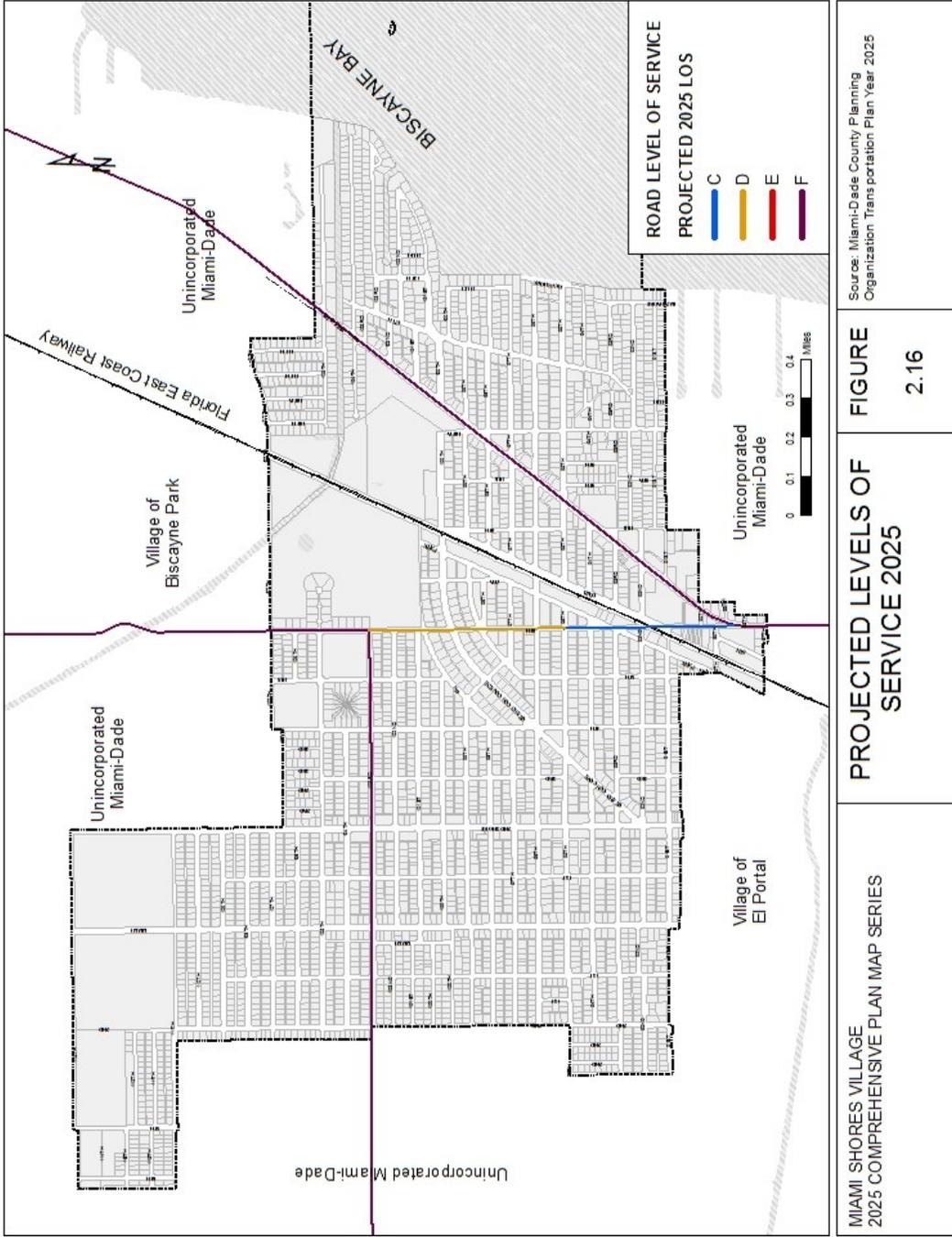
FIGURE 2.12

Source: Miami-Dade Long Range Transportation Plan, 2006
Miami-Dade Comprehensive Development Master Plan, 2013







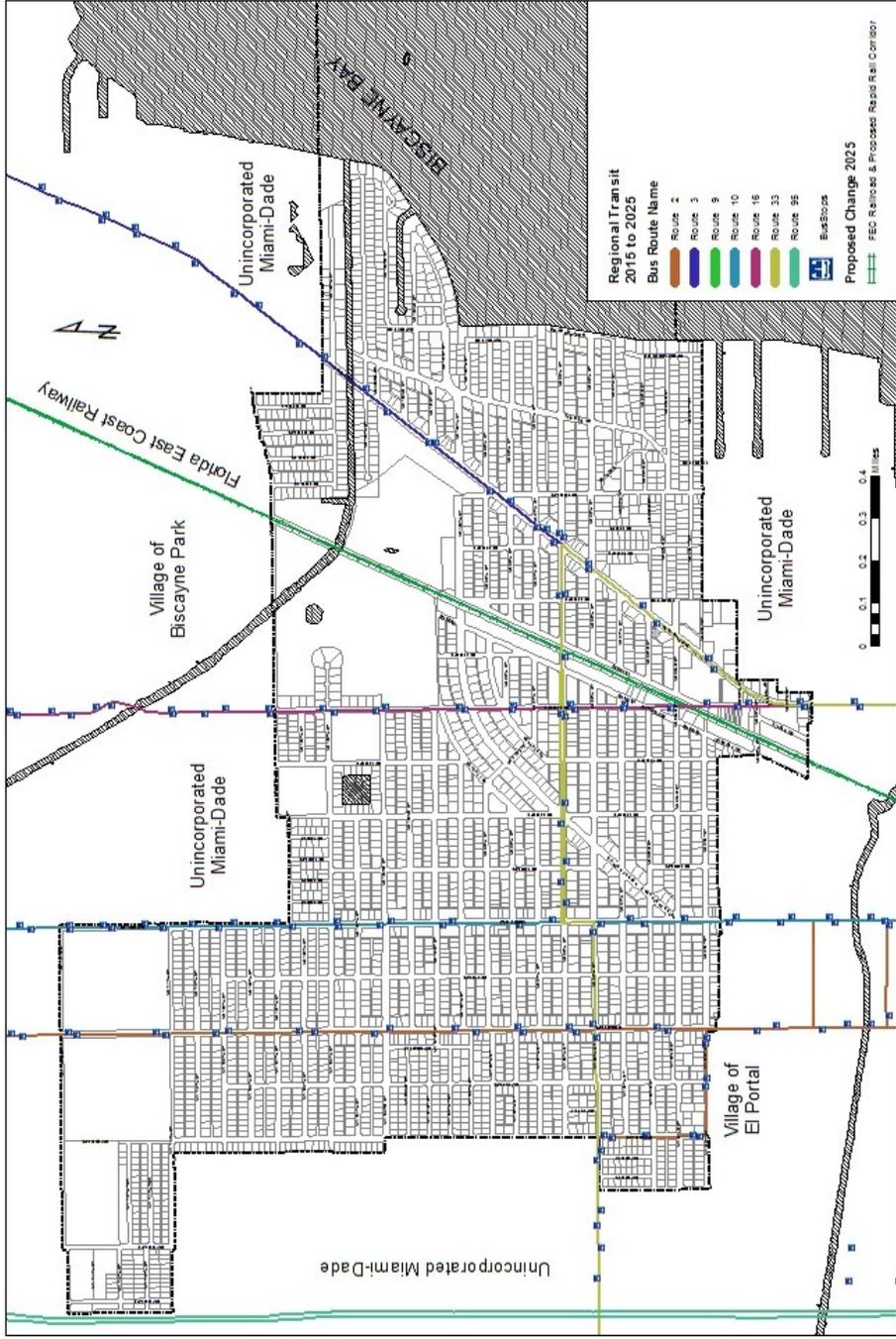


MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN MAP SERIES

PROJECTED LEVELS OF
SERVICE 2025

FIGURE
2.16

1009
1010

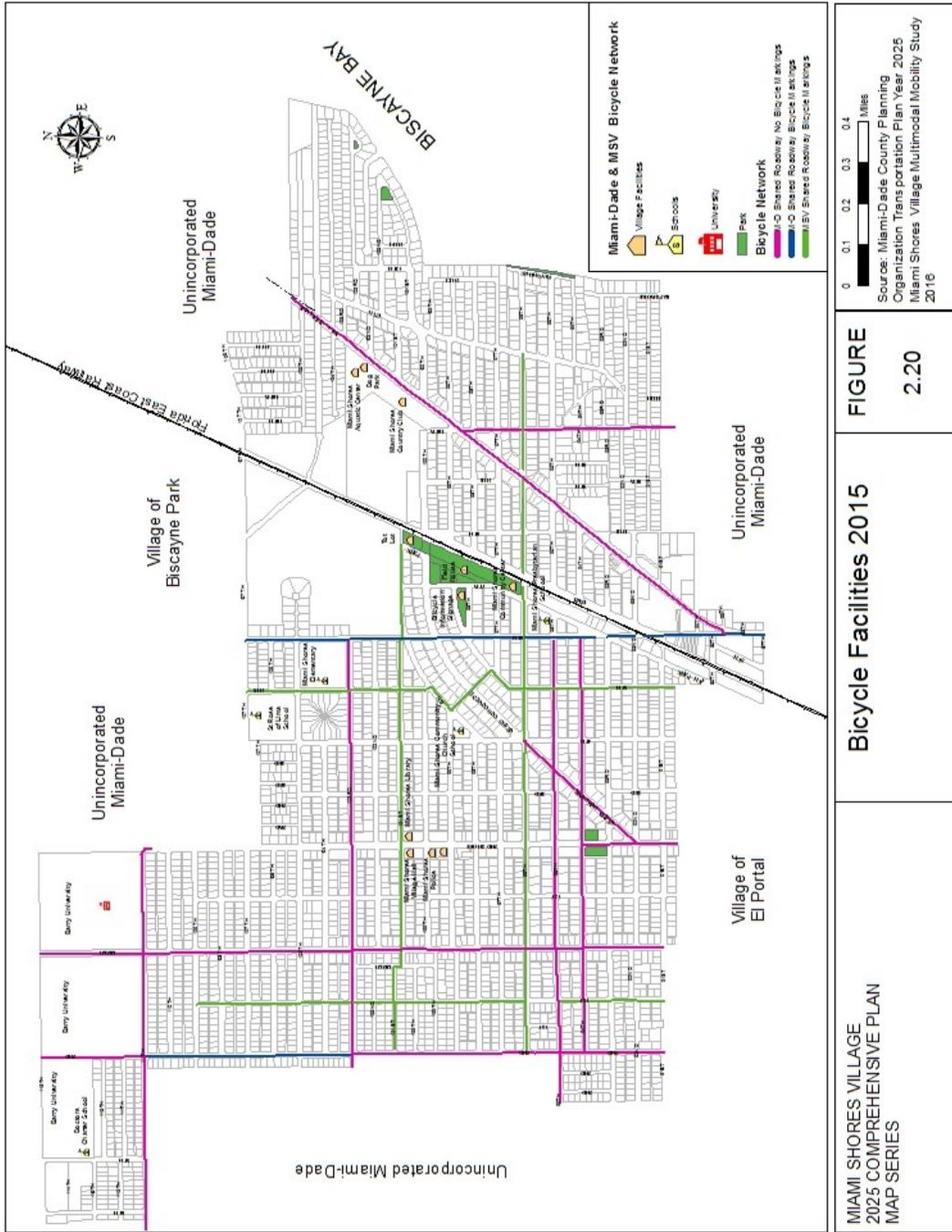


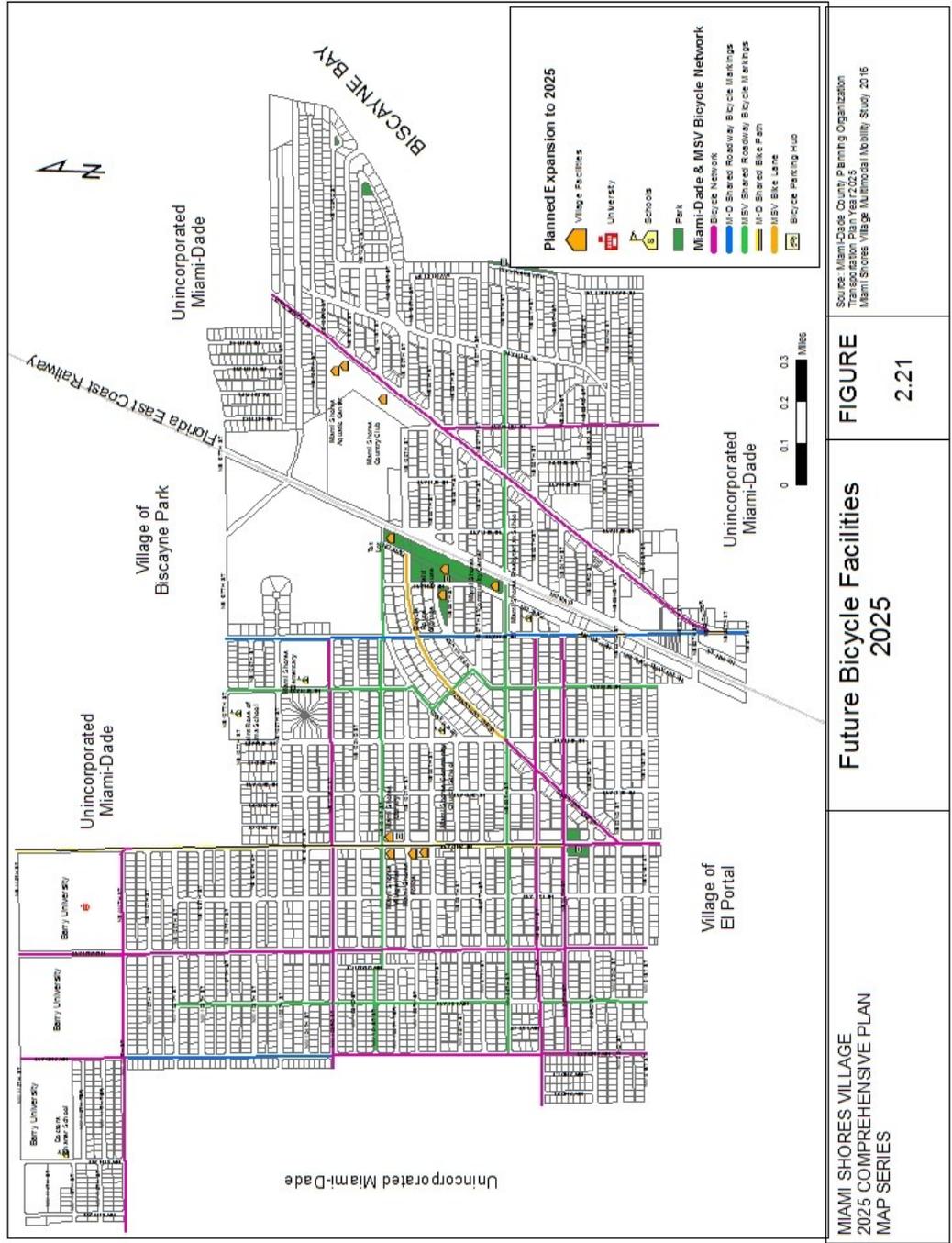
MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

**REGIONAL
TRANSIT FACILITIES
2015 - 2025**

**FIGURE
2.17**

Source: Miami-Dade County Information
Technology 2013
Miami Shores Village Planning Department

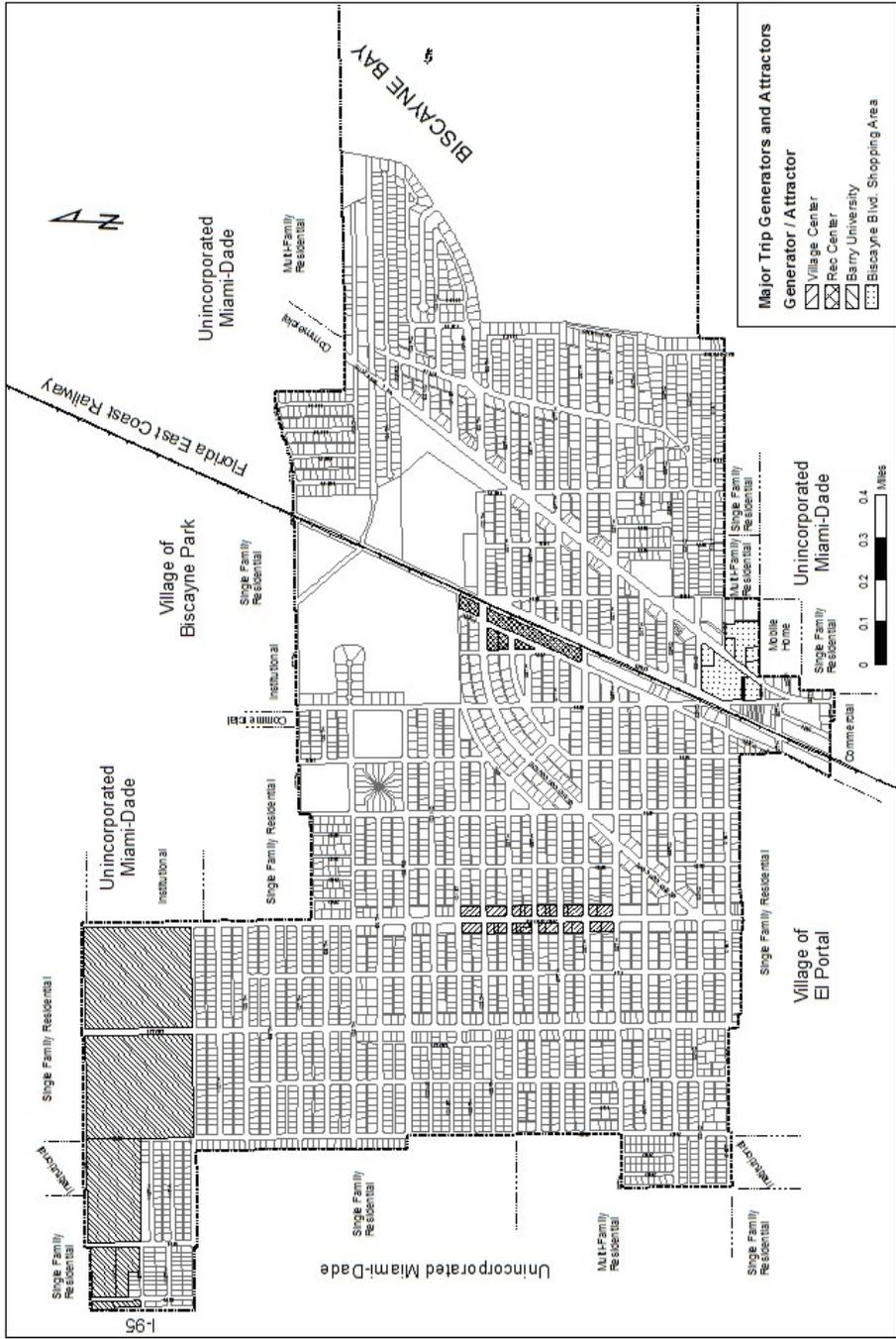




MIAMI SHORES VILLAGE
 2025 COMPREHENSIVE PLAN
 MAP SERIES

**Future Bicycle Facilities
 2025**

FIGURE 2.21

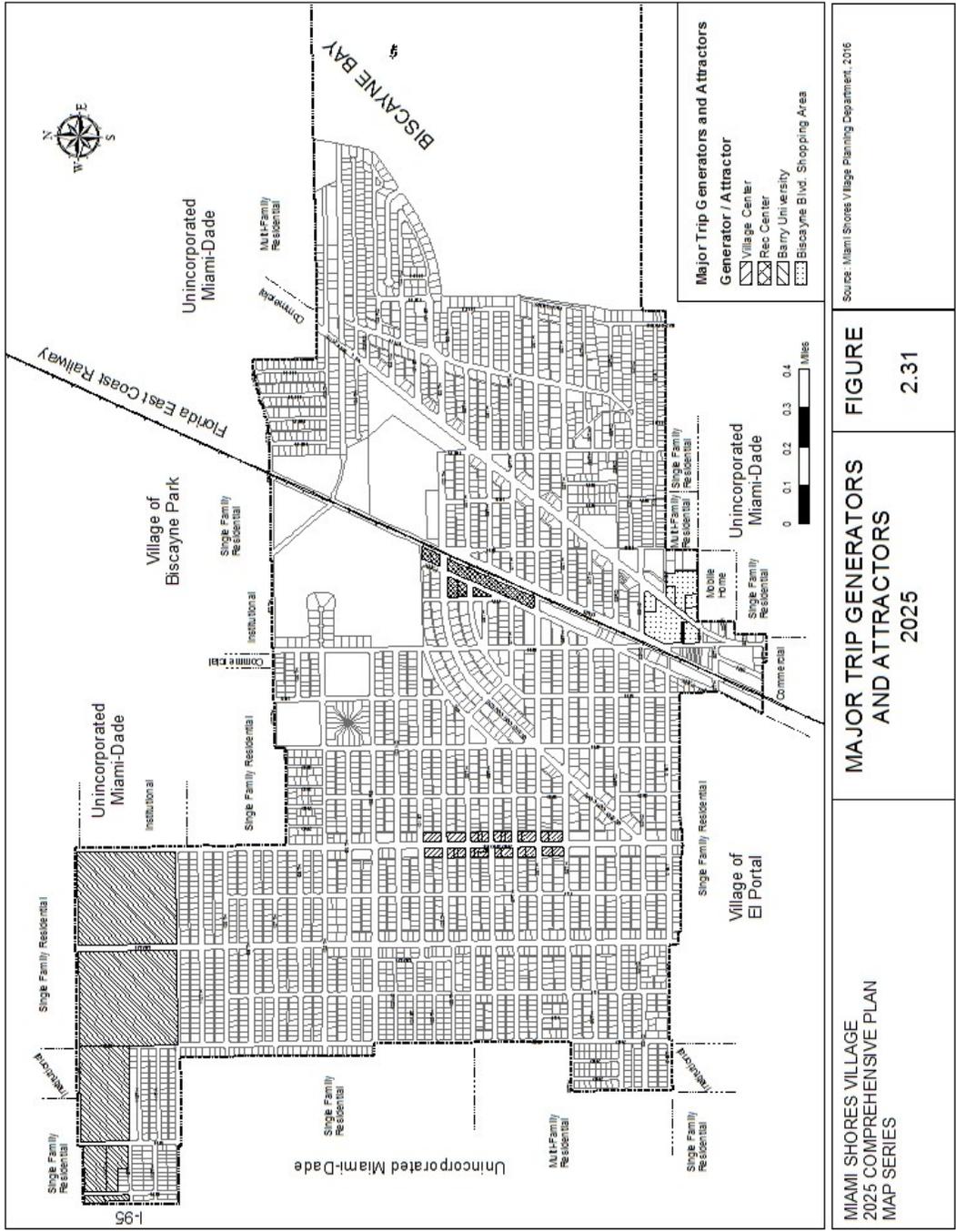


MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

MAJOR TRIP GENERATORS AND ATTRACTORS 2015

FIGURE 2.30

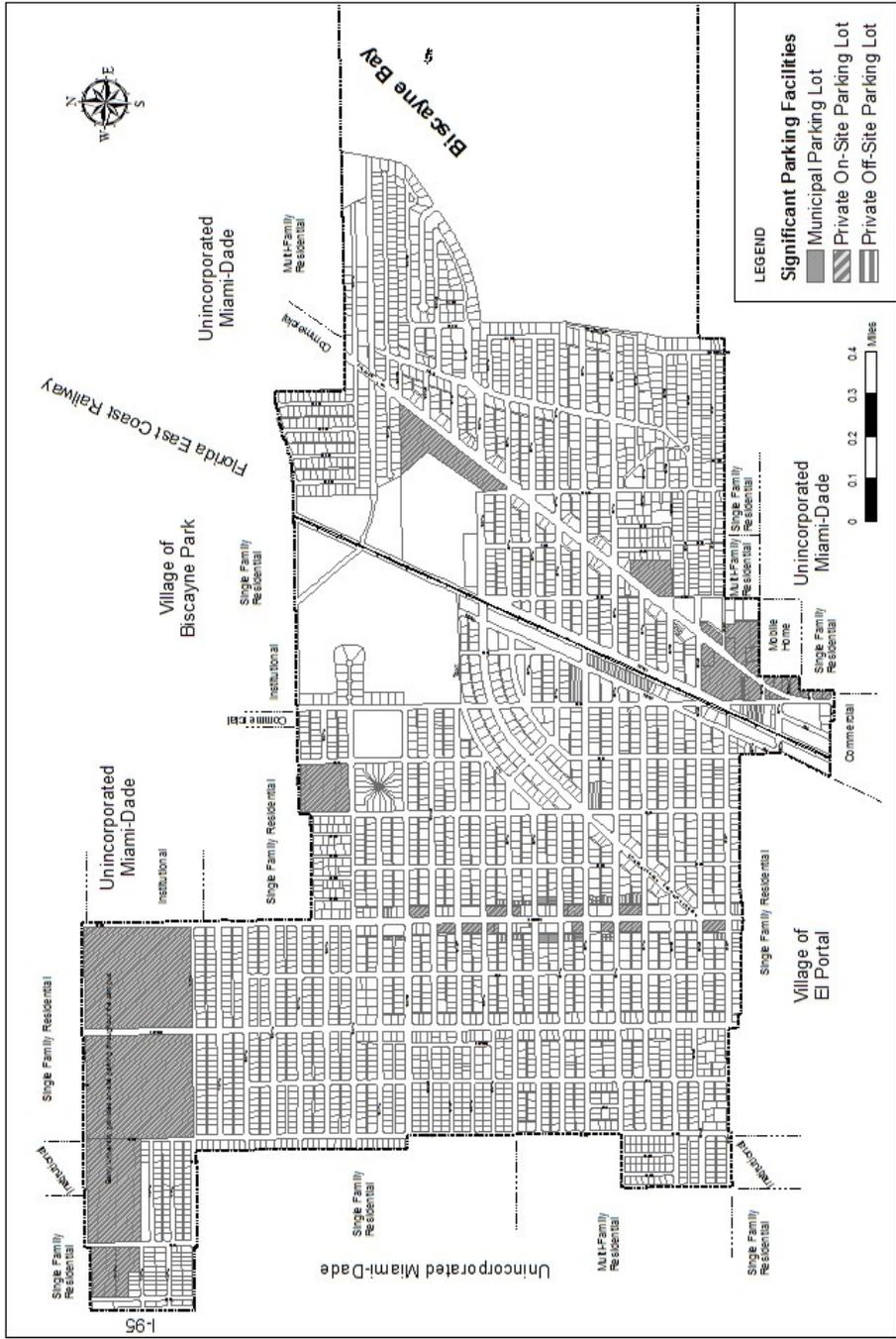
Source: Miami Shores Village Planning Department 2016



MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

**MAJOR TRIP GENERATORS
AND ATTRACTORS
2025**

**FIGURE
2.31**



MIAMI SHORES VILLAGE
 2025 COMPREHENSIVE PLAN
 MAP SERIES

SIGNIFICANT PARKING FACILITIES

FIGURE 2.40

Source: Miami Shores Village Planning Department, 2016

