



**CITY OF MIAMI GARDENS**

**COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**FUTURE LAND USE ELEMENT**

**GOALS, OBJECTIVES AND POLICIES**

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## CHAPTER I - FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES

The major premises of the Future Land Use Element include the following:

- Work towards realizing the City’s vision as set forth in the Community Vision Matrix;
- Location within an existing urban service area;
- Essential public facilities and services already established and in place for many years;
- Pursuant to Section 163.3177 (5)(a), Florida Statutes and Administrative Code Rule 9J-5.005 (4), establish the first five year planning timeframe (short range) for year 2011 and the second five year planning timeframe (long range) for year 2016;
- Encourage infill development and redevelopment within the existing urban service area and with already available facilities and services;
- Protect and conserve established neighborhoods of low to low-medium density residential development interspersed with small-scale commercial use plus public and semi-public facilities;
- Complete development of greenfields within the first five year planning timeframe;
- Revitalize and redevelop the City’s major commercial-industrial corridors with higher intensity and density mixed use development.

### **GOAL 1: PLAN IMPLEMENTATION.**

Provide a balanced development and regulatory framework to implement the community vision including the provision of essential public services and facilities, protection of neighborhoods, and enhanced sustainability and livability.

#### **Objective 1.1: Future Land Use Categories**

The generalized land use categories depicted on the Future Land Use Map are intended to protect and conserve established mixed-use neighborhoods, encourage infill development and redevelopment, and to accommodate new growth without compromising the ability of future generations to meet their needs.

**Policy 1.1.1:** The City shall prepare and adopt a Comprehensive Development Master Plan (CDMP), and its official Future Land Use Map that designates land uses throughout the City.

**Policy 1.1.2:** The Future Land Use Plan Map Series for year 2016 shall include the following maps:

- a. Map FLU I-1: Future Land Use Map and Functional Classifications of Roadways

- b. Map FLU 1-2: Transportation Concurrency Management Areas
- c. Map FLU 1- 3: Natural Resources
- d. Map FLU 1-4: Urban Service Area Boundary
- e. Map FLU 1-5: Public Lands and Facilities

**Policy 1.1.3:** The Future Land Use Map shall contain an adequate supply of lands at suitable densities to accommodate the projected population.

**Policy 1.1.4:** The following future land use designation with accompanying allowable uses, density and intensity standards and subsequent policies shall be used as a tool to manage future growth in Miami Gardens.

<b>Land Use Designation</b>	<b>Uses</b>	<b>Density: Gross Dwelling Units Per Acre (DU/A) / Intensity: Floor Area Ratio (FAR)</b>
<b>Neighborhood</b>	Low Density Residential	Up to 6 DU/A
	Low-Medium Density Residential	7 – 15 DU/A
	Medium Density Residential	16 – 25 DU/A
	Medium – High Density Residential	26 – 50 DU/A
	Suburban Commercial and Office	0.5 Floor Area Ratio
	Mixed Use Planned	Up to 25 DU/A, 1.0 FAR
<b>Commerce</b>	Urban Commercial and Office	Up to 0.5 Floor Area Ratio
	Urban Industrial	Up to 0.5 Floor Area Ratio
	Medium Density Residential	16 – 25 DU/A
	Medium-High Density Residential	26-50 DU/A
	Urban Center	Minimum 1.0 to Maximum 3.0 Floor Area Ratio
		26 -50 DU/A
	Urban Core	Minimum 1.0 to Maximum 3.0 Floor Area Ratio
		51 - 100 DU/A
Golden Glades Area	Minimum 1.0 to Maximum 3.0 Floor Area Ratio 51 - 100 DU/A	
<b>Preservation</b>	Canals	Development limited to environmental function and open space / park / recreation. Maximum 0.01 Floor Area Ratio
	Lakes and Water Bodies	
	Public Parks	.25 Floor Area Ratio
<b>All Areas</b>	Public and Semi-Public Uses	Permitted in Neighborhood, Commerce and Preservation designations subject to applicable policies in this Plan

**Policy 1.1.5:** The City shall revisit the zoning map to ensure consistency with the Future Land Use Map.

**Policy 1.1.6:** The City shall revisit the land development regulations/zoning code to ensure consistency with the goals, objectives and policies of this plan.

**Objective 1.2: The “Neighborhood” Land Use Designation**

The Neighborhood land use designation applies to areas intended for low and medium density residential development with supporting commercial and office uses. The designation of Neighborhood is specifically intended to protect single family homes from encroachment or intrusion from incompatible land uses.

**Policy 1.2.1:** Uses consistent with the Neighborhood land use designation shall primarily include *low* and *low-medium* density residential uses. *Medium* and *medium-high* densities, *suburban commercial and office*, and *mixed-use planned* uses may be permitted subject to the performance criteria set forth in this Plan.

**Policy 1.2.2:** The Neighborhood land use designation shall provide for a variety of housing types and densities.

**Objective 1.3: The “Commerce” Land Use Designation**

The Commerce designation is intended for planned urban commercial, urban industrial, urban cultural and economic hubs. Commerce areas shall include existing and planned activity centers that are primarily located along the City’s three major arterial roadway corridors.

**Policy 1.3.1:** Commerce areas shall provide for a wide variety of uses that range from major educational institutions, civic and governmental centers to major retail services as well as single purpose industrial areas.

**Policy 1.3.2:** Within the context of this plan element, Commercial and Office generally means retail sales and services whereby goods and services are provided. Offices and other activities including but not limited to restaurants and as well as automobile-oriented activities are also included.

**Policy 1.3.3:** Within the context of this plan element, Urban Industrial generally means manufacturing, wholesale and storage activities.

**Policy 1.3.4:** The location of Commerce areas shall emphasize access to public transportation.

**Policy 1.3.5:** Future development and redevelopment in Commerce areas shall be designed to provide attractive urban places to live, work and shop.

**Policy 1.3.6:** Uses that are consistent with the Commerce land use category include mixed use developments such as Urban Center, Urban Core and Golden Glades-Palmetto Area, single use developments including Urban

Commercial and Office, Urban Industrial, residential development including Medium Density Residential, Medium-High Density Residential, High Density Residential, and Very High Density Residential plus Public and Semi-Public uses.

**Objective 1.4: The “Preservation” Land Use Designation**

The Preservation designation includes environmentally sensitive lands and certain public lands that range from public open space and parks to canals, lakes and wetland areas. While all development is subject to the City’s land development regulations, the following performance criteria and related policies apply to Preservation designated areas.

**Policy 1.4.1:** The Preservation designation shall include environmental features and public parks, recreation and open space facilities that are considered to be permanent for the foreseeable future. Such environmental features generally include canal rights-of-way as well as lakes and similar water bodies.

**Policy 1.4.2:** Activities and uses in the Preservation designation shall be limited to the environmental function of the land’s character as well as to the recreational or park function set forth in the City’s recreation and parks program as reflected in the Capital Improvements and Recreation and Open Space Elements of this Plan.

**Policy 1.4.3:** Whenever a piece of land is added to the City’s park system inventory, the City shall process an amendment to the Comprehensive Development Master Plan, during the next plan amendment cycle, to designate the property as “Preservation”.

**Policy 1.4.4:** Minor public facilities such as necessary utility structures may be located in Preservation areas.

**Objective 1.5: Special Areas**

The City of Miami Gardens shall work diligently to implement the following policies intended to enhance specific areas of the City.

**Policy 1.5.1: SR-7 Redevelopment.** The City shall encourage redevelopment in the SR 7 Corridor with urban commercial and mixed-use urban projects. The City shall encourage the transition from the Miami-Dade/Broward County Line south to the Golden Glades of uses from primarily suburban densities and intensities to more urbanized uses.

**Policy 1.5.2: SR-7 as a Premium Transit Corridor.** The City shall continue to participate in the State Road 7 Collaborative organization administered by the South Florida Regional Planning Council, to support State Road 7 as a premium transit corridor.

- Policy 1.5.3: SR-7 Corridor Plan.** The City shall, with funding from the Florida Department of Transportation, develop a Livable Community Study for State Road 7. The project should establish the City's specific vision for the roadway through technical analysis and public participation, as well as chart a future functional and aesthetic plan for the area. The resulting plan shall establish specific standards and criteria for redevelopment as well as roadway improvements.
- Policy 1.5.4: Golden Glades Intermodal Center.** The City's stretch of SR-7 culminates near the Golden Glades Transit Center at the Golden Glades Interchange with Interstate 95, the Florida Turnpike and the Palmetto Expressway/SR 826. While this facility is located in the unincorporated area, the City supports the Florida Department of Transportation's plans to create a multi-modal transportation hub at the Golden Glades Transit Center. A commuter-oriented pedestrian connection with a park and ride facility to connect the Golden Glades Transit Center to the Sunshine State International Park area across the railroad should be considered.
- Policy 1.5.5: SR-7 Rapid Bus and Transit Stops.** The City supports the State Road 7 Rapid Bus System initiative, which will provide premium express bus service from Florida Atlantic University in Palm Beach County to the Golden Glades Interchange and then to Downtown Miami. At minimum the system should include transit stops in Miami Gardens at NW 199<sup>th</sup> Street and NW 183<sup>rd</sup> Street/Miami Gardens Drive. A stop at NW 215<sup>th</sup> Street should also be considered.
- Policy 1.5.6: Miami Garden's Gateway.** The Palmetto Expressway or State Road 826 represents a gateway for Miami Gardens. The gateway begins at the Golden Glades Interchange. Large scale retail outlets dot the roadway as well as two large industrial parks and two private universities. Traffic counts are very high. Visibility and access are excellent. Ongoing City projects should provide for major beautification of the city's segment of the Palmetto Expressway.
- Policy 1.5.7: Vision for Palmetto Expressway.** The city should develop a comprehensive approach or vision for developing and redeveloping the Palmetto Expressway Corridor. Key focal points, economic generators and institutions should be incorporated into the vision for the Palmetto, as follows:
- Policy 1.5.8: Sunshine International Park Area.** Created in the 1960's, this state-of-the-art industrial park took advantage of its location at the apex of Interstate 95, the Palmetto Expressway and the Florida Turnpike. With the Mid-century Modern architectural style that has become known as Miami Modern, the park's icon, the Sunshine International Archway, has become the City's icon and is incorporated into the City's logo. The park and its

surrounding environs at the southwesterly intersection of Interstate 95 and the Palmetto Expressway/State Road 826, continues to constitute a prime location for commercial and industrial development. Large retail uses should continue and be added/redeveloped based on excellent visibility and access from the Palmetto Expressway.

**Policy 1.5.9: Sunshine State International Park.** The Park should to be upgraded, renovated and redeveloped, as it represents the most significant example of wholesale/industrial Miami Modern architecture, a significant part of the City's identity.

- The City should consider providing incentives and other encouragement to upgrade the park's streetscape in conjunction with the City's beautification efforts.
- Additional commercial and industrial infill development is anticipated; A few isolated parcels between adjacent residential areas and commercial/industrial uses may be feasible subject to compliance with land use compatibility criteria and standards.

**Policy 1.5.10: Palmetto Lakes Area.** The Palmetto Lakes Commerce area is essentially developed with single purpose industrial/wholesale storage and commercial activities with limited multiple family residential at the southern end. Redevelopment and renovation of this area is encouraged with limited infill development. Adjacent to the Palmetto Expressway, intensification of uses plus potential mixed use is anticipated and encouraged by way of redevelopment.

**Policy 1.5.11: Florida Memorial University Area.** Major showroom/retail outlets dominate visibility from the Palmetto Expressway as they attract shoppers and business to the City. Continued upgrading and expansion of these establishments as well as their intensification by redevelopment is encouraged. Florida Memorial University constitutes an important educational asset and should continue its expansion of new facilities and services.

**Policy 1.5.12: St. Thomas University Area.** St. Thomas University's campus is barely visible on the south side of the Palmetto Expressway due to the environmentally significant Dade County Pine Tree hammock located on the north side of the campus. Many of the buildings are of the Miami Modern architectural style. There is much open space on the attractive campus which houses a local-oriented teacher's program amongst other educational programs. Additional educational programming development and related activities are anticipated and encouraged.

**Policy 1.5.13: NW 27<sup>th</sup> Avenue Corridor.** The NW 27<sup>th</sup> Avenue Commerce area's revitalization as the City's central boulevard should be encouraged

through a mixture of new commercial and multiple family development as well as redevelopment of existing commercial uses. This six-lane facility provides primary access to the Dolphin Stadium and Calder Race Track as well as serving as a major north-south transportation artery.

**Policy 1.5.14: MetroRail North Corridor Extension.** The City supports the North Corridor MetroRail extension from NW 79<sup>th</sup> Street, through Miami Gardens, to the City's northerly city limits at NW 215<sup>th</sup> Street. That project and enhanced transit already being provided by Miami Dade Transit provides the basis to establish Transit Oriented Development (TOD) locational criteria and standards set forth in this Plan. The City supports and will actively participate in the planning and subsequent implementation regulations that will support the success of this major transportation facility. Four MetroRail stations are planned in Miami Gardens as follows:

- NW 163<sup>rd</sup> Street - Palmetto Expressway
- Miami Gardens Drive/183<sup>rd</sup> Street – Planned Miami Gardens Town Center Area
- NW 199<sup>th</sup> Street – Dolphin Stadium
- NW 215<sup>th</sup> Street – Calder Race Track

The areas around these stations will be encouraged to develop according to transit oriented development standards and guidelines (TOD).

**Policy 1.5.15: Dolphins Stadium Area.** The Dolphin Stadium represents a major privately owned facility that provides a focal point and activity center for the City. Nationally recognized bowl games provide visibility for the City. The City supports the expansion of the facility onto adjacent lands as part of the already approved development of regional impact including enhanced and new entertainment venues.

**Policy 1.5.16: Calder Race Track Area.** Located on the City's border with Broward County, the Calder Racetrack is a successful horse racing facility that will expand significantly if and when gambling is approved in Miami Dade County.

**Policy 1.5.17: Miami Garden's Planned Town Center Area.** The area around NW 183<sup>rd</sup> Street/Miami Gardens Drive and NW 27<sup>th</sup> Avenue represents the geographic center of the City of Miami Gardens. The City envisions this area as redeveloping into the community focal point that it was thirty to forty years ago, with high quality goods and services being available and convenient. In addition, a strong residential component consistent with urban mixed use/transit oriented development is envisioned and encouraged. The City shall develop a master plan for the area and implement land development standards for a mixed use, pedestrian

oriented area. Locational standards and criteria for an Urban Center set forth in this Plan shall apply to this area and provide a basic outline for more detailed requirements for this and other similar Commerce areas.

**GOAL 2: LOCATIONAL STANDARDS, DESIGN CRITERIA AND PERFORMANCE STANDARDS FOR DEVELOPMENT**

Utilize innovative planning techniques, land development regulations and urban design standards that insure overall consistency, compatibility and continuity between land uses while taking advantage of the city's assets.

**Objective 2.1: Performance Criteria for Land Uses**

All land uses shall conform to locational standards, design criteria and other performance standards to insure that development occurs in a manner that minimizes impacts on adjacent properties and results in quality development that furthers the vision of the community. Such requirements embodied in the following policies shall provide the basis for land development regulations and zoning requirements.

**Policy 2.1.1: General Standards.** The following standards shall be applied to land uses as appropriate:

- Density expressed as number of gross dwelling units per acre;
- Intensity expressed as a floor area ratio;
- Access requirements expressed as requirements for frontage on major roadways, by functional classification of roadways;
- Access requirements expressed as proximity to major roadway intersections;
- Minimum land area expressed as square footage or acreage to insure sufficient land area to support the use(s);
- Building height measured in stories. Calculate the number of stories as an average; add up the number of stories of each building and divide by the number of buildings.
- Buffer and landscape requirements to insure land use compatibility;
- Setback or wall requirements to ensure land use compatibility;
- Public hearing requirements to ensure neighborhood participation in decision-making;
- Proximity minimums or maximums to establish spacing criteria for transitional or more intensive land uses;
- Separation requirements to prevent undue concentration of certain activities;

- Special criteria and standards to ensure land use compatibility;
- Special criteria, standards and incentives to encourage the implementation of the goals, objectives and policies set forth in this Plan such as transit oriented development criteria.

**Policy 2.1.2: *Residential Uses.*** Performance standards for residential uses shall be established as follows:

a. Low Density Residential

- Low Density Residential uses shall generally be limited to the Neighborhood land use designation.
- Low Density Residential densities shall range up to 6 dwelling units per gross acre.
- Housing types allowed include single-family detached, cluster, and zero lot-line developments.
- Low Density Residential developments shall be limited to two (2) stories.
- Low Density Residential development shall have access to the public street network.

b. Low-Medium Density Residential

- Low-Medium Density Residential uses shall generally be limited to the Neighborhood land use designation.
- Low-Medium Density Residential densities shall range from 7 to 15 dwelling units per gross acre. This density will allow housing types such as zero lot line homes, townhouses and low-rise apartments with surrounding open space.
- Low-Medium Density Residential shall be limited to two (2) stories.
- Low-Medium Density Residential should be located adjacent to public streets classified as Collectors or higher within the Commerce land use category, or Arterials if within the Neighborhood land use designation.
- Adequate separation and buffer treatment shall be provided to protect adjacent single-family residential uses.

c. Medium Density Residential

- Medium Density Residential uses may occur in both Neighborhood and Commerce land use designations
- Medium density developments shall have direct access to at least one major roadway classified as a Collector or higher.

- Medium Density Residential densities shall range from 16 to 25 dwelling units per gross acre.
  - The housing types included in this category shall range from townhouses to low to medium rise apartments with surrounding open space.
  - Medium Density Residential development often serves as a transitional land use between Low Density Residential and other more intensive uses.
  - Medium Density Residential should generally be limited up to an average height of three (3) stories in Neighborhood areas and up to an average height of four (4) stories in Commerce Areas.
  - Adequate separation and buffer treatment shall be provided to protect adjacent single-family residential uses.
- d. Medium-High Density Residential
- Medium-High Density Residential uses may occur within both the Neighborhood and Commerce land use designations subject to location standards and applicable land development regulations.
  - Medium-High Density Residential uses are also encouraged to be located within Commerce areas, specifically within the mixed-use Urban Center district, described herein.
  - Medium-High Density Residential uses may provide a transition between lower density development in the Neighborhood designation and development within and adjacent to Commerce areas.
  - Medium-High Density Residential densities shall range from 26 to 50 dwelling units per gross acre.
  - Medium-High Density Residential should be up to an average height of four (4) stories high in the Neighborhood designation and up to an average height of ten (10) stories in the Commerce designation. The maximum height allowed, however, shall be determined in relation to the overall dimension of the site.
  - Medium-High Density Residential in the Neighborhood designation should be located at or in close proximity to the intersection of roadways classified as Arterials in this Plan.
- e. High Density Residential
- High Density Residential uses shall be limited to Commerce areas within the State Road 7 and Palmetto Expressway corridors.
  - High Density Residential uses are also encouraged as part of a mixed-use development within the Urban Core and Golden Glades

Uses. In general, stand-alone High Density Residential uses should be discouraged in favor of mixed-use projects.

- High Density Residential densities shall range from 51 to 100 dwelling units per gross acre.
- High Density Residential uses should be limited to an average height of ten (10) stories in the Urban Core and an average height of twenty (20) stories in the Golden Glades area.
- High Density Residential developments shall be located within one half (1/2) mile of an Arterial Intersection.
- The land development regulations shall include performance standards related to the height of proposed buildings in relation to the overall dimension of the site, availability of public services, sufficient off-site/structured parking where applicable, compatibility with the surrounding uses and the applicable development review process, including but not limited to a public hearing.

f. Very High Density Residential

The City recognizes that, in a few unique locations, such as in the Golden Glades area, very high density residential development greater than one hundred (100) and less than one hundred and fifty (150) dwelling units per acre may be appropriate, subject to land use compatibility and design criteria as well as other appropriate standards. Such uses shall be limited to mixed-use districts, shall require a public hearing as part of the land development regulation process and shall only be approved after an affirmative vote of the Mayor and City Council.

g. Community Residential Facilities and Group Homes

Group homes, congregant living facilities, foster homes, nursing homes, day care facilities and similar community residential care facilities shall be located according to criteria and processes established in the City's land development regulations and in conformance with state law.

h. Home Occupations

Home Occupations include small businesses that are operated at home by the residents of a dwelling unit. Such home occupations shall be located and regulated according to the City's land development and occupational licensing regulations. At a minimum, such regulations shall insure that home occupations are a secondary use to the primary residential use, that the property maintains a residential appearance, and that the home occupation does not adversely impact the surrounding area.

**Policy 2.1.3: *Nonresidential Single Use.*** Performance criteria for non-residential single use development districts shall be set forth in the City's land development regulations as follows:

a. Suburban Commercial and Office

- Purpose. Suburban Commercial and Office is designed to accommodate retail sales and services, professional offices and other similar activities, primarily in the Neighborhood land use designation.
- Site Size. Suburban Commercial and Office development should be smaller than five (5) acres.
- Uses. Typical permitted uses include retail sales and services, professional offices, restaurants and pharmacies.
- Floor Area Ratio (Intensity). 0.5 maximum.
- Access. Frontage on one (1) Arterial or adjacent to an intersection of two (2) Collectors or higher.
- Height. Up to an average height of four (4) stories.

b. Urban Commercial and Office

- Purpose. Urban Commercial and Office is designed to accommodate development primarily in areas designated as Commerce.
- Uses. Typical uses include retail sales and services, automotive uses, offices, lodging, entertainment, certain storage activities and similar non-residential activities subject to land development regulations.
- Floor Area Ratio (Intensity). 0.5 maximum.
- Height. Up to an average height of six (6) stories.
- Access. Public streets within Commerce areas.

c. Urban Industrial

- Purpose. Urban Industrial is designed to accommodate industrial, manufacturing and storage activities located primarily in Commerce areas.
- Uses. Typical uses in this category include manufacturing, wholesale storage, and other similar non-residential uses consistent with applicable land development regulations.
- Floor Area Ratio (Intensity). 0.5 maximum.
- Building Height. Up to an average height of four (4) stories

- Access. Public streets within Commerce areas.

d. Additional Standards for Commercial, Office and Industrial Uses

The land development regulations shall include performance standards related to the scale of any proposed commercial, office and industrial projects. The height of proposed building(s) in such projects shall be based on the overall dimension of the site, availability of public services, sufficient off-site/structured parking where applicable, compatibility with the surrounding uses and the applicable development review process.

**Policy 2.1.4: *Mixed-Use Uses.*** Performance criteria for mixed-use development projects shall be set forth as follows:

a. Mixed Use Planned

- Purpose. The Mixed-Use Planned use is designed to accommodate mixed-use development in Neighborhood areas. Mixed-use means a combination of residential, commercial and office uses in an integrated development.
- Density. Up to twenty five (25) dwelling units per gross acre
- Floor Area Ratio (Intensity). Up to 2.0
- Land Use Mix. A minimum of 25% nonresidential and a minimum of 25% residential.
- Building Height. Up to an average height of four (4) stories
- Access. Must front an Arterial roadway

b. Urban Center

- Purpose. The Urban Center is designed to provide for a mixed-use town center type of development in Commerce areas. Urban Center development must include a combination of residential, commercial and office uses within at least some of the same building(s).
- Density. Minimum of twenty six (26) to a maximum of fifty (50) dwelling units per gross acre
- Floor Area Ratio (Intensity). Minimum of one (1.0) up to three (3.0)
- Land Use Mix. Residential shall be a minimum of 30% of floor area. Commercial and office uses shall be a minimum of 15% of floor area, including a minimum of 10% of total floor area being ground floor retail sales and services.
- Building Height. Up to an average height of eight (8) stories

- Access. Shall be located on a public street within ½ mile of an Arterial intersection along State Road 7/U.S. Highway 441, NW 27<sup>th</sup> Avenue or the Palmetto Expressway.

c. Urban Core

- Purpose. The Urban Core is designed to provide for a mixed-use downtown type of development, at or in close proximity to major intersections along the State Road 7 and the Palmetto Expressway corridors, within the Commerce area. Urban Core development must include a combination of residential, commercial and office uses within at least some of the same building(s).
- Density. Minimum of fifty-one (51) to a maximum of one hundred (100) dwelling units per gross acre.
- Floor Area Ratio (Intensity). Minimum of one (1.0) up to a maximum of five (3.0).
- Land Use Mix. Residential shall be a minimum of 40% of total floor area. Commercial and office shall be a minimum of 10% of total floor area. A minimum of 5% of the total floor area shall be ground floor retail sales and services.
- Building Height. Up to an average height of ten (10) stories
- Access. Shall be located on a public street within ½ mile of an Arterial intersection along State Road 7/U.S. Highway 441 or the Palmetto Expressway.

d. Golden Glades-Palmetto Area

- Purpose. The Golden Glades-Palmetto Area is similar to the Urban Core standards except that for taller buildings appropriate near the Golden Glades interchange. The Golden Glades-Palmetto Area standards are designed to provide for high intensity, mixed use, downtown-style development. A combination of residential, commercial and office uses within at least some of the building(s) is required.
- Density. Minimum of fifty one (51) to a maximum of one hundred (100) dwelling units per gross acre
- Floor Area Ratio (Intensity). Minimum of one (1.0) up to a maximum of three (3.0)
- Land Use Mix. Residential shall be a minimum of 40% of total floor area. Commercial and office shall be a minimum of 10% of total floor area. A minimum of 5% of the total floor area shall be ground floor retail sales and services.
- Building Height. Up to an average height of twenty (20) stories

- Access. Public street within ¼ mile of the Golden Glades Intersection along SR-7/US 441 and Palmetto Expressway Corridors.

**Policy 2.1.5: *Preservation Areas.*** Locational standards and criteria for development of canals, lakes, wetlands and other environmentally sensitive lands shall include the following factors:

- Specific uses of canals, lakes and water bodies shall be primarily limited to their environmental function.
- Passive open space and passive recreational activities on environmentally sensitive lands shall be limited to the provision of resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed within environmentally sensitive lands as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.
- Management of canals, lakes, water bodies and associated lands shall continue by the applicable environmental regulatory agency including but not limited to the South Florida Water Management District, the Miami Dade Department of Environmental Protection and the U.S. Army Corp of Engineers.
- The primary intent of Preservation areas is to protect environmentally sensitive lands within the City with a maximum floor area ratio of 0.01 for such environmentally sensitive uses.

**Objective 2.2: Performance Criteria for Public and Semi-Public Uses**

The Land Development Regulations/Zoning Code shall include performance criteria to ensure that public and semi-public uses, such as utilities, schools, parks and other similar uses, occur in a manner that benefits the City residents and minimizes impacts on adjacent properties.

**Policy 2.2.1: *Public and Semi-Public Uses, In General.*** Public and semi-public uses and facilities include a range of unusual and special activities that shall be specifically identified and regulated through the City's land development regulations.

- Public/Semi-public uses are allowed in any of the future land use categories, subject to intensity, buffering, and location standards.
- The development intensity of public/semi-public uses shall not exceed a maximum of 0.5 floor area ratio.
- Public and semi-public uses include facilities such as elementary, middle and high schools, parks, houses of worship, hospitals, and utilities.

- Major utility structures such as antennas should be located away from residential areas, pursuant to requirements and criteria contained in the City’s land development regulations.

**Policy 2.2.2: *Public Parks and Recreation.*** In addition to applicable policies for Preservation areas, the siting of City-owned parks primarily including active recreation facilities and related recreational lands shall be guided primarily by the Recreation and Open Space and Capital Improvements Elements of this Plan.

- The development intensity of public parks and recreation uses shall not exceed a maximum of 0.25 floor area ratio.

### **Objective 2.3: Landscape and Buffering**

As stated in the City’s Community Vision Matrix, encourage lush landscape and buffering and maximum greenery to “bring the gardens to Miami Gardens.”

**Policy 2.3.1: *Open Space, Canopy Trees and Landscape in Residential Areas.*** All residential development shall be provided with well-landscaped open space. The minimum amount of open space shall be established by the City’s land development regulations.

**Policy 2.3.2: *Canopy Trees Required.*** At least two hardwood canopy trees shall be planted and maintained for each single family detached residential dwelling unit. At least one hardwood canopy tree shall be similarly provided for each multiple family dwelling unit.

**Policy 2.3.3: *Buffers Between Different Residential Housing Types and Densities.*** Separation between different residential densities and housing types may be required in order to insure compatibility between developments and neighborhoods. The City shall adopt land development regulations that utilize setbacks (distance), walls, fences, landscape, berms and other appropriate means to insure such compatibility.

**Policy 2.3.4: *Streetscape.*** The City shall develop and implement streetscape plans for major streets, especially main thoroughfares, in order to create a more livable environment.

**Policy 2.3.5: *Native Species.*** The City shall insure and require high quality, native species of trees and other landscape plantings in order to insure maximum life and minimize irrigation requirements.

**Policy 2.3.6: *Required Landscape.*** The City shall require in-ground irrigation of required landscape as a provision of the land development regulations.

### **Objective 2.4: Smart Growth Principles.**

To the maximum extent feasible, new development in the City’s Neighborhood areas and infill/redevelopment within the City’s three major commercial corridors shall comply with “Smart Growth” principles as opposed to conventional development standards that encourage urban sprawl. The following principles shall be incorporated into the City’s land development regulations.

- Policy 2.4.1: *Walkability and Walkable Neighborhoods*** – Developments should be encouraged, and in some instances required, to provide pedestrian-friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; hidden parking lots; garages in rear lane; narrow, slow speed streets); and pedestrian streets free of cars in special cases.
- Policy 2.4.2: *Connectivity*** – Developments should be encouraged, and in some instances required, to provide interconnected street grid networks to disperse traffic and ease walking; a hierarchy of narrow streets, boulevards, and alleys; high quality pedestrian networks and public realm to make walking pleasurable; designs that encourage a greater use of bicycles, rollerblades, scooters, and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.
- Policy 2.4.3: *Mixed-Use and Diversity*** – Developments should be encouraged, and in some instances required, to provide a mix of shops, offices, apartments, and homes on site; and mixed-use within neighborhoods, within blocks, and within buildings, i.e., vertical mixed-use.
- Policy 2.4.4: *Mixed Housing*** – Developments should be encouraged, and in some instances required, to provide a range of types, sizes and prices in closer proximity including workforce housing to insure a diversity of people - of ages, classes, cultures, and races. Refer to the Housing Element for additional principles and policies regarding workforce housing.
- Policy 2.4.5: *Quality Architecture and Urban Design*** – Developments shall make an emphasis on beauty, aesthetics, human comfort, and creating a sense of place; special placement of civic uses and sites; human scale architecture & beautiful surrounding amenities, especially at street level.
- Policy 2.4.6: *Water Conservation and Green Buildings*** – As part of developing the City’s new land development regulations, water conservation principles and energy efficient design shall be considered.
- Policy 2.4.7: *Height Bonus Incentives*** – The land development regulations shall encourage developers to use the smart growth principles listed above by establishing a system of height bonuses in return for:

- Additional Open Space

- Public Parks or Plazas
- Structured Parking
- Transit Shelters and/or Subsidies
- Wider Sidewalks and/or Bicycle Paths
- Bicycle/Pedestrian Connections such as bridges, crosswalks, etc.
- Public Park Spaces or Structures
- Ground Floor Retail Cafes or Shops, and/or Other Uses
- Specialty Aesthetic Design Requirements such as elements of Miami Modern architecture
- Workforce Housing
- Public Art
- Additional Public Infrastructure Improvements

**Objective 2.5: New Land Development Regulations**

Development, adopt and implement new land development regulations/zoning code for the City that support the goals, objectives and policies of this Plan.

*Monitoring Measures: The adoption of new Miami Gardens Land Development Regulations/Zoning Code within one year after adoption of this Comprehensive Development Master Plan*

*Monitoring Measures: The degree to which code enforcement is applied to existing and new development in the City.*

**Policy 2.5.1:** The City shall establish and adopt zoning and land development regulations after one year of adoption of this Plan.

**Policy 2.5.2:** The City shall enforce zoning and land development regulations consistent with the Comprehensive Development Master Plan.

**Policy 2.5.3:** The City shall ensure that future land uses and land use map amendments are consistent with the Comprehensive Development Master Plan and Future Land Use Map and not indicative of urban sprawl.

**Policy 2.5.4:** In order to promote redevelopment, renewal and revitalization within the City, use of innovative zoning and land development regulations in the City's new land development regulations which include but not be limited to techniques such as mixed-use development, transit oriented development, new urbanism, traditional neighborhood development, smart growth, etc.

**Policy 2.5.5:** Continue to maintain a customer friendly system with the City’s Business Services to ensure the high quality service to residents and business owners.

**Policy 2.5.6:** Consolidation of multiple parcels under single/multiple ownerships for the purpose of site design and development is encouraged. Density flexibility may be offered to such developments in such a way that the average density does not exceed the maximum gross density as shown on the FLUM for the subject property.

**Objective 2.6: Land Use Compatibility**

The City shall ensure that the land development regulations contain criteria to mitigate negative impacts that incompatible land uses may have on the neighboring areas.

**Policy 2.6.1:** All residential development shall be provided with well-landscaped open space. The minimum amount of open space for each use shall be established in the City’s land development regulations.

**Policy 2.6.2:** At least two hardwood canopy trees shall be planted and maintained for each single family detached residential dwelling unit.

**Policy 2.6.3:** At least one hardwood canopy tree shall be provided for each multiple family dwelling unit.

**Policy 2.6.4:** Separation or mitigation of impacts, between different residential densities and housing types may be required in order to insure compatibility between developments and neighborhoods. The City shall adopt land development regulations that utilize setbacks (distance), walls, fences, landscape, berms and other appropriate means to insure such compatibility.

**Policy 2.6.5:** The City shall ensure that all new development is compatible and consistent with existing development by establishing criteria as well as processes that mitigate the potential effects of potentially incompatible land uses. Such processes and criteria shall include but not be limited to:

- Distance separation to mitigate potential noise impact
- Physical separation to mitigate visual and noise impact
- Public hearing to insure participation by interested parties
- Landscape, fencing and other physical separation to mitigate impact

**Policy 2.6.6:** Development in commercial and industrial areas shall be designed to have minimal or no adverse impact on adjacent neighborhoods and priority will be given to uses that have the greatest positive impact on the City’s tax

base and provide good paying, value added jobs with a future to the community.

**Objective 2.7: Inconsistent Uses**

Strive to reduce land uses that are inconsistent with the Comprehensive Development Master Plan as well as the Community Vision of the City.

*Monitoring Measures: The number of land use plan amendments accompanied by specific development oriented policies.*

*Monitoring Measures: The successful application of Smart Growth Development principles and practices towards the City's Community Vision.*

**Policy 2.7.1:** The City shall enforce ordinances related to future land use, pursuant to the Future Land Use Map, zoning and land development regulations.

**Policy 2.7.2:** The City shall enforce the adopted intensities and densities of land uses for all proposed developments.

**Objective 2.8: Infill and Redevelopment/Neighborhood Protection**

Utilize innovative techniques such as transit oriented development and new urbanism approaches to encourage higher intensity infill development and redevelopment.

*Monitoring Measures: The extent to which high density and intensity developments are successfully incorporated with infrastructure and public facilities, especially within areas designated as Commerce.*

*Monitoring Measures: Annual record of permits and approvals issued for mixed use projects.*

**Policy 2.8.1:** Develop incentive programs for increasing residential housing densities while providing enhanced urban amenities with funding programs for multistory parking, combining public open space, sharing parking areas for use in high density/intensity projects and other similar techniques and mechanisms.

**Policy 2.8.2:** The City shall enforce its building and code enforcement standards to eliminate blighted conditions and promote redevelopment, renewal and revitalization within the City.

**Policy 2.8.3:** In order to maintain continuity and compatibility, coordinate subdivision of property in Miami Gardens by using the appropriate density and intensity standards in the City's land development regulations.

**Objective 2.9: Public Facilities and Services**

Coordinate future land uses with appropriate land development regulations and availability of public facilities and services.

*Monitoring Measures: The degree to which the City's land development regulations and related programs encourage development and redevelopment within the City's Commerce areas.*

*Monitoring Measures: The adoption of land development regulations that implement the City's vision as set forth in the Comprehensive Development Master Plan.*

- Policy 2.9.1:** The City shall maintain regulations and procedures which will require provision of land for utility facilities necessary to support development and will limit land development activities when such land for utility facilities is not available.
- Policy 2.9.2:** The City shall hereby establish its municipal boundaries as the City of Miami Gardens Urban Service Area as set forth on the City of Miami Gardens Urban Service Area Map incorporated herein.
- Policy 2.9.3:** Proposed development shall be reviewed in relation to existing and projected utility systems and any land needs of these systems; such as, water and sewer plants; reservation of road rights-of-way; transmission corridors for electric and other utilities; easements for maintenance; and, other requirements.
- Policy 2.9.4:** No development orders shall be issued unless it can be demonstrated that the land required by utility systems serving the City will be preserved.
- Policy 2.9.5:** The City shall require developers to provide for the local sanitary sewer, reuse and water systems to serve their developments.
- Policy 2.9.6:** The City shall require developers to provide for the following on-site infrastructure improvements: water and wastewater systems, sidewalks, drainage and stormwater management, open space, safe and convenient traffic circulation, and parking.
- Policy 2.9.7:** The City shall apply its adopted level-of-service standards to a proposed development, before a development takes place.
- Policy 2.9.8:** Coordinate the subdivision of properties within Miami Gardens with the City's Public Works Department and Miami-Dade County's Public Works Department and ensure that future land use designations facilitate availability of land for adequate public infrastructure.

**Objective 2.10: Public Schools.**

The City shall implement standards for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.

- Policy 2.10.1:** Public schools shall be allowed in Commerce and Neighborhood land use designations but not in Preservation areas.

- Policy 2.10.2:** Public Schools shall be listed in the land development regulations as uses allowed in all zoning districts with the exception of areas designated as Preservation in this Plan and in industrially-zoned areas.
- Policy 2.10.3:** New school sites shall not be located adjacent to noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances would have a negative impact.
- Policy 2.10.4:** New schools should minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through proper site location, configuration, design layout, access, parking, traffic controls and buffers.
- Policy 2.10.5:** The size of new school facilities and land areas should satisfy the minimum standards established by the Miami-Dade County School Board, whenever possible.
- Policy 2.10.6:** Schools shall be located in close proximity to existing or anticipated concentrations of residential development with the exception for high schools and specialized schools that are suitable for other locations due to their special characteristics.
- Policy 2.10.7:** New school sites should be well drained and education buildings should be located away from floodplains and other environmentally sensitive lands.
- Policy 2.10.8:** Education facilities should not have an adverse impact on historic or archaeological resources.
- Policy 2.10.9:** New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles.
- Policy 2.10.10:** To the extent possible, during pre-development program planning and school site selection activities, the City shall coordinate with the Miami-Dade County School Board to collocate public facilities, such as parks, libraries, and community centers, with schools.
- Policy 2.10.11:** Portions of new schools should be constructed to serve adequately as emergency shelters in case of natural disasters.
- Policy 2.10.12:** Schools will be developed consistent with the City's Comprehensive Plan and land development regulations, as well as any mutual agreement between the City and the Miami-Dade County School Board.

**Objective 2.11: Protection of Environmental Resources**

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The City shall maintain and enforce land development regulations for the preservation and conservation of environmental resources.

*Monitoring Measures: Inclusion of environmental resource protection guidelines and requirements within the City's land development regulations..*

*Monitoring Measures: The number of environmentally sensitive areas subjected to review within the City.*

**Policy 2.11.1:** The City shall coordinate the protection of environmentally sensitive resources with Miami-Dade County Department of Environmental Resources Management.

**Policy 2.11.2:** The City shall review development to determine if environmental resources existing and protect same as appropriate.

**Policy 2.11.3:** The City shall implement and strengthen regulations that protect surface water, ground water quality and air quality by working within the framework of applicable county, regional, state and federal agencies.

**Policy 2.11.4:** The City shall maintain its participation in the National Flood Insurance Program.

**Policy 2.11.5:** *Aquifer Recharge.* The City shall consider an aquifer recharge ordinance, which would provide incentives for developers to minimize impervious surfaces in prime recharge areas.

**Policy 2.11.6:** *Aquifer Recharge.* The City shall require thirty (30%) percent pervious surface for all residential, commercial, industrial and mixed use developments. The exception will be the Urban Center, Urban Core and Golden Glades-Palmetto areas which will be required to provide ten (10%) pervious surface overall.

**Policy 2.11.7:** *Septic Tanks.* The City will encourage the use of central sanitary sewer systems for new development as opposed to septic tank systems to prevent potential soil and groundwater contamination.

**Policy 2.11.8:** *Septic/Soils.* The City shall identify existing developments that utilize septic systems on unsuitable soils.

**Policy 2.11.9:** *Septic Tanks.* The City shall pursue funding to retrofit developments and encourage redevelopment, especially in commercial areas, whereby connection to a central system with connection incentives and other appropriate means will encourage redevelopment of higher quality uses.

**Policy 2.11.10:** *Wellheads.* Industrial and commercial land uses that produce hazardous wastes and any other land use determined by the City to be potentially detrimental to potable water wells shall be prohibited in proximity of such

wells and wellfields for distances to be established by appropriate analysis and wellfield protection criteria. Such uses include but are not limited to septic tanks, sanitary sewers, stormwater disposal, liquid waste storage and certain uses that generate hazardous waste such as dry cleaners, gasoline service stations and certain chemical processing activities.

**Policy 2.11.11:** *Floodplains.* The City shall maintain a floodplain management ordinance that includes the development standards required for participation in the National Flood Insurance Program.

**Policy 2.11.12:** *Stormwater.* The City shall maintain stormwater management requirements in the City's land development regulations that provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

**Policy 2.11.13:** *Environmental Analysis of Development.* As part of the City's land development regulation process, the City shall require developers to identify any portion of their properties which have potential development constraints based upon hydric soils, flood hazard potential or other topographic constraints, and, as necessary, mitigate for such constraints.

**Policy 2.11.14:** *Conservation Easements.* Areas determined to need protection due to environmental constraints identified through the land development regulatory process shall be considered to be placed into a permanent conservation easement prior to final development order approval.

### **Objective 2.12: Hazard Mitigation and Disaster-Preparedness**

Coordinate the City's Emergency Response Plan with Miami-Dade County and State of Florida to address hazard mitigation and disaster-preparedness for the safety of residents and property in Miami Gardens.

*Monitoring Measures: Whether a City Emergency Response Plan is adopted.*

*Monitoring Measures: The number of meetings held with the Miami-Dade County Emergency Operations officials.*

**Policy 2.12.1:** The City Public Works Department and City Manager's office shall coordinate with the Miami Dade County Emergency Management Operations Center for the safety of its citizens.

**Policy 2.12.2:** The Public Works Department shall prepare a City Emergency Response Plan to appropriately address emergency/hazard/disaster mitigation program for the safety of Miami Gardens' residents.

**Policy 2.12.3:** Coordinate with Miami-Dade County in developing and implementing an Action Plan if necessary, to address flood protection, storm damage precautions and safety of public facilities and sites for emergency operations.

**Policy 2.12.4:** The City's Emergency Response Plan shall include but not be limited to an incident command system structure, delegation of responsibilities for incidents, a medical procedure and materials plan, outreach to the community through identified forums and public information systems, and post disaster mitigation plans that includes designated debris sites and personnel needs.

**Objective 2.13: Historic and Archaeological Resources**

The City shall strive to identify and protect significant historic and archaeological resources.

*Monitoring Measures: The number of newly designated historical resources within the City.*

*Monitoring Measures: Compliance with City land development regulations through development review process.*

**Policy 2.13.1:** Ensure that the City's existing inventory of Miami Modern (MiMo) architectural heritage is conserved and maintained through its identification and the subsequent development and adoption of design guidelines and development review processes.

**Policy 2.13.2:** Request financial assistance from the State Division of Historical Resources to conduct a survey of historic sites. If any are identified, the City shall develop and maintain a database and review all future development and redevelopment to prevent any negative impact to these sites.

**Policy 2.13.3:** Based on the results of the survey, the City shall consider the need to establish a local register of historical resources, and shall adopt process and procedures for listing.

**Policy 2.13.4:** The City shall incorporate regulations for the protection of historically and archaeologically significant resources into the City's land development regulations, and shall coordinate protection activities with the State Office of Cultural and Historical Programs.

**Policy 2.13.5:** Adopt land development regulations that preserve historically and archaeologically significant resources within the City.

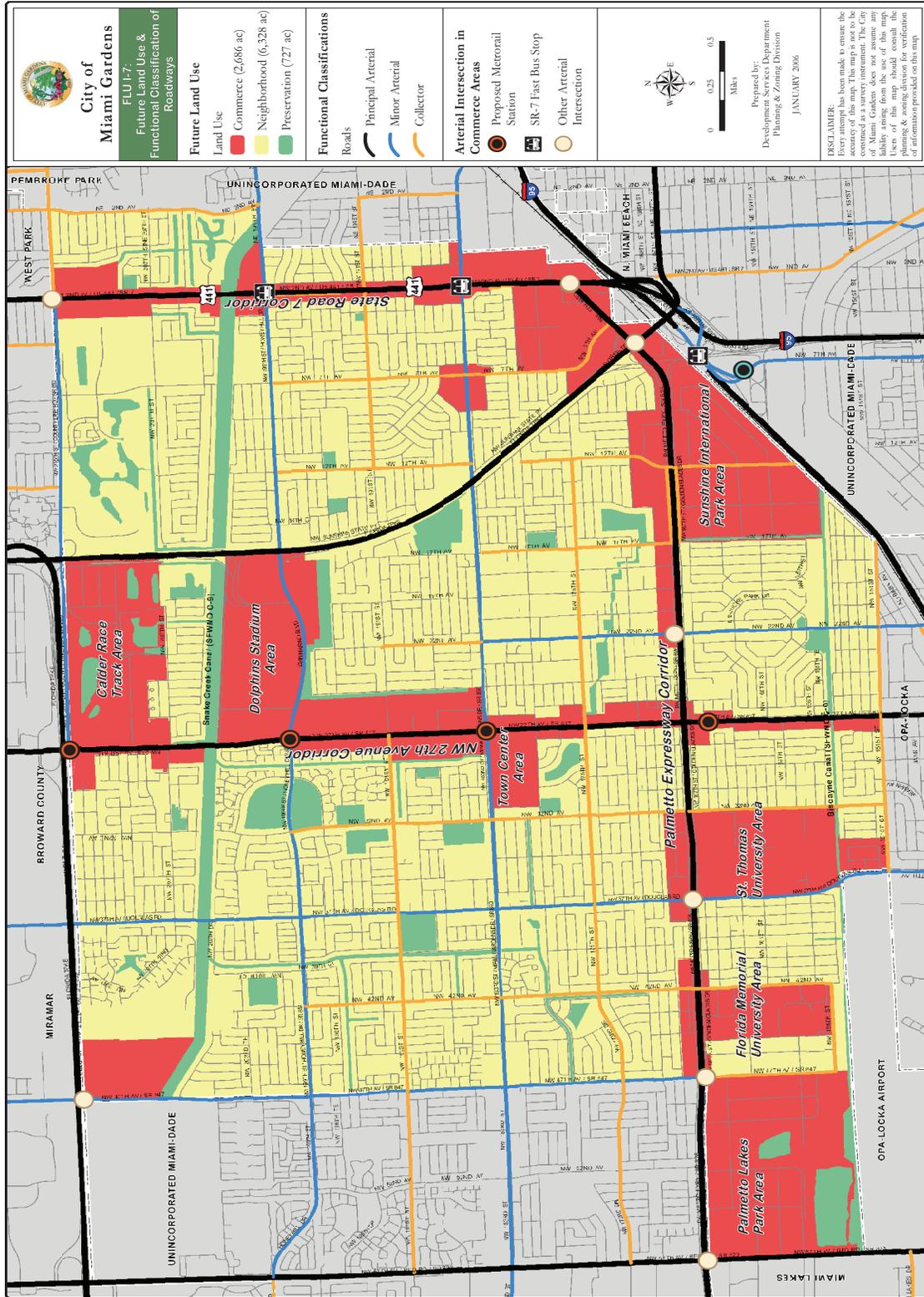
**Policy 2.13.6:** Coordinate with state and federal governmental agencies to develop programs for identifying, preserving and promoting historically and archaeologically significant sites within the City. Promote such programs through a public-private partnership wherever feasible.

**Policy 2.13.7:** Ensure through the development review process that future developments are consistent, compatible and do not adversely impact historic and archaeologically significant sites.

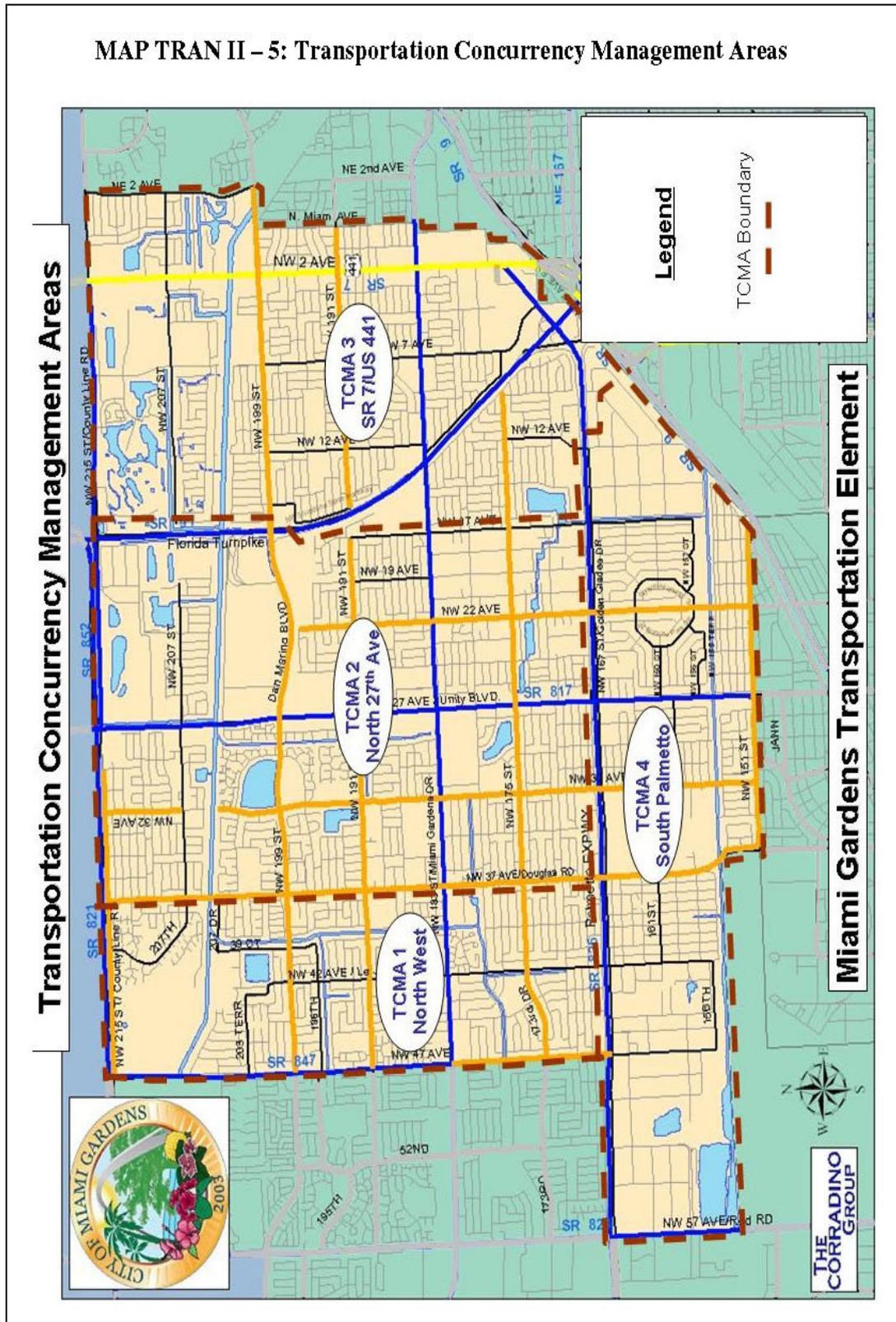
**Policy 2.13.8:** Identify residential and non-residential Miami Modern Architecture sites within the City and address the feasibility of “historic site designation” and compliance through City land development regulations.

**Policy 2.13.9:** Ensure that information booklets and educational material is made available to residents and businesses via City Hall, public facilities and educational programs and workshops and “historic tours” to develop more awareness for regulatory processes and preservation of Miami Modern Architecture within the City.

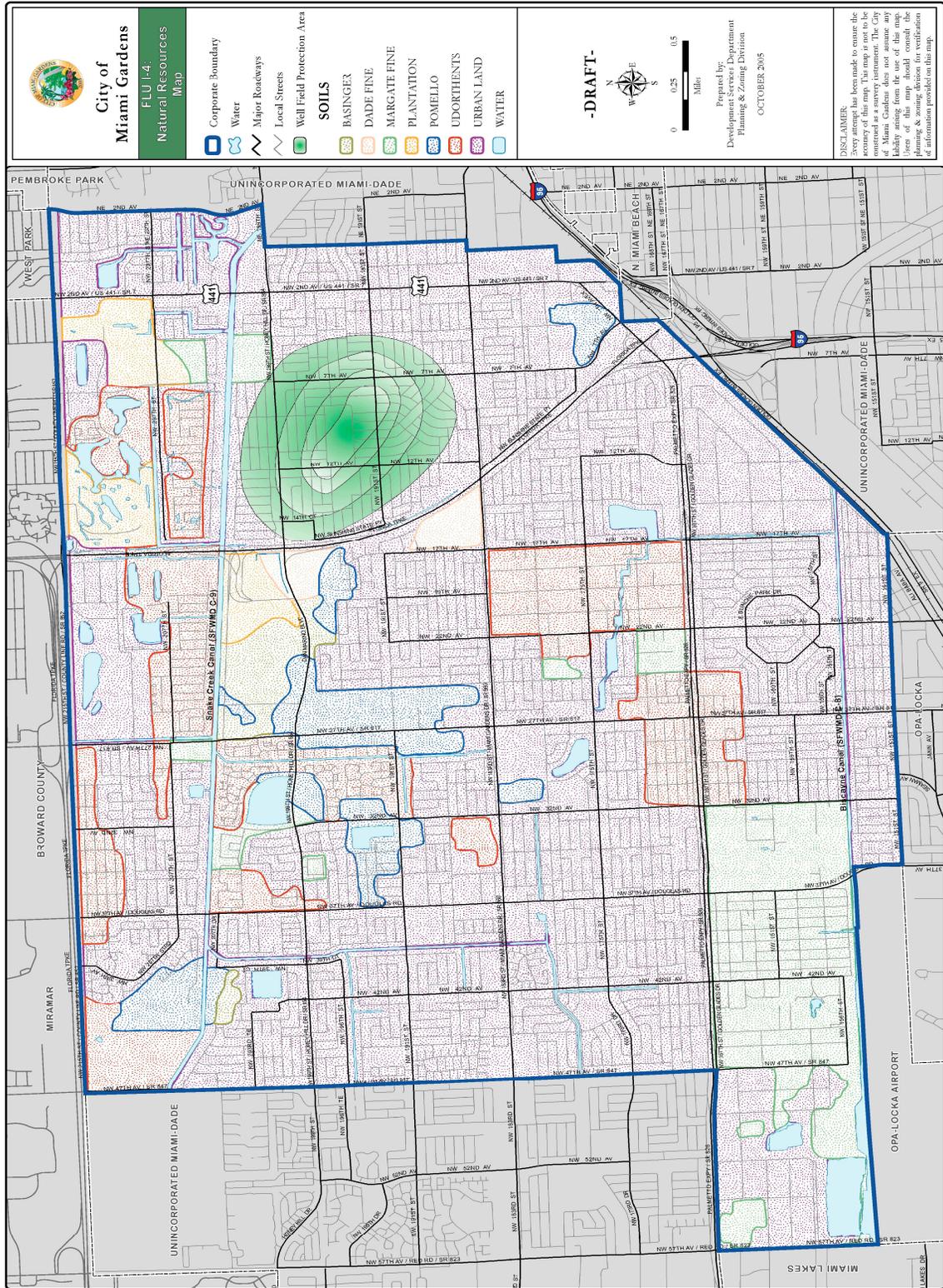
Map FLU I - 7: Future Land Use & Functional Classification Roadways 2016



Map FLU I - 13: City of Miami Gardens Transportation Concurrency Management Area



Map FLU I - 4: Natural Resources



Map FLU I - 8: Existing Urban Service Area Boundary

