

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:**<sup>1</sup>

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

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<sup>1</sup> ~~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.

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

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the Code of Ordinances of Miami Shores Village, Florida, in conflict with the provisions of this Ordinance are hereby repealed, but only to the extent of such conflict.

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

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

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

**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	_____

119  
120  
121  
122 **EXHIBIT A**  
123

124 **MIAMI SHORES VILLAGE, FLORIDA**  
125 **2025 COMPREHENSIVE PLAN**  
126

127 **Goals, Objectives, Policies**  
128

129 **Approved: July 1, 5, 2008**  
130

131 **Amended: January 6, 2009**

132 **Amended: July 6, 2010**

133 **Amended: November 2, 2010**

134 **Amended: April 17, 2011**

135 **Amended: November 6, 2012**

136 **Amended: November 19, 2013**

137 **Amended: October 2, 2018**

138 **Amended: March 5, 2019**

139 **Amended: \_\_\_\_\_, 2022**  
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143 **INTRODUCTION**

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

150 **CHAPTER 1. FUTURE LAND USE ELEMENT**

151 ***FUTURE LAND USE ELEMENT GOAL***

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

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

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

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

**Policy 1.1:**

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

**Policy 1.2:**

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

**Single Family Residential:**

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

**Multi-family Residential:**

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

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

### **Mixed Use:**

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

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

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

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

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

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

3. Range of uses: Business and professional offices, retail sales and service establishments, eating and drinking establishments including outdoor dining, artisanal retail, and a variety of attached multifamily residential uses. Auto-related uses shall be discouraged and may be restricted through the Zoning Code.
4. Compatibility: Mixed use projects shall be encouraged to ensure that the scale and intensity is not out of character with adjacent residential uses and the development is appropriately buffered. Transition standards and regulations shall be specified in the Zoning Code to ensure the protection of the Single-Family Residential designation.
5. Use mix target: The overall mix of uses in the Mixed Use-Main Street district shall be about 40% residential and 60% non-residential determined in the Zoning Code. In vertical mixed-use projects, residential uses shall be permitted on the second floor and above and the ground floor must allow retail, service, dining, or office uses. Horizontal mixed-use projects shall include at least two of the use categories listed in subsection 3 above.
6. The Zoning Code regulations implementing this category shall encourage a compact and walkable environment to reduce vehicle miles of travel and encourage use of public transit.
7. Unified architectural and streetscape themes shall be encouraged for all developments within the Mixed Use-DMS sub-designation Main Street Corridor category, with incentives provided to reduce on-site parking, promote active forms of transportation, and minimize environmental impacts. For parcels that are assembled into a larger, multi-building development, on-site structured parking is preferred.
8. Building height: The height limitation shall be not to exceed four (4) stories.

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

1. Base density and intensity: Thirty (30) dwelling units per gross acre and FAR of 1.5.
2. Density and intensity limits: Density up to thirty-five (35) dwelling units per gross acre and floor area ratio of up to 2.5 may be granted in the form of bonuses for development projects that provide community benefits. Such benefits may include but shall not be limited to donation of parkland or civic spaces; inclusion



- of senior or workforce housing; and/or community contribution fees toward central sanitary sewer or other capital investments, the nature of which shall be specified in the Zoning Code.
3. Range of uses: Various types of residential uses including single detached, attached and multifamily units; educational services; business and professional offices; neighborhood-serving retail; service establishments; and eating and drinking establishments. Auto-oriented and Auto-dependent uses are prohibited uses are discouraged and may be restricted through the Zoning Code.
  4. Compatibility: Mixed use projects shall be encouraged to ensure that the scale and intensity is not out of character with adjacent residential uses and the development is appropriately buffered.
  5. Overall mix target: The overall mix of uses in Mixed Use-Neighborhood districts shall be about 70% residential and 30% non-residential determined in the Zoning Code. For vertical mixed-use projects, the ground floor must allow for retail, service, dining, educational and/or office-uses. Horizontal mixed-use projects shall include at least two of the use categories listed in subsection 3 above.
  6. The Zoning Code regulations implementing this category shall encourage a compact and walkable environment to reduce vehicle miles of travel and encourage use of public transit.
  7. Unified architectural and streetscape themes shall be encouraged for all developments within the Mixed Use-Neighborhood sub-designation Neighborhood Use-Corridor category, with incentives provided to reduce on-site parking, promote active forms of transportation, and minimize environmental impacts. For parcels that are assembled into a larger, multi-building development, on-site structured parking is preferred.
  8. Building height: The height limitation shall be not to exceed five (5) stories.

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

1. Base density and intensity: Forty (40) dwelling units per gross acre and FAR of 2.0.
2. Density and intensity limits: Density up to sixty-five (65) dwelling units per gross acre and floor area ratio of up to 3.0 may be granted in the form of bonuses for development projects on sites that are at least 1.0 acres and provide community benefits. Such benefits may include but shall not be limited to donation of parkland or civic spaces; inclusion of senior or workforce housing;

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

## **Restricted Commercial:**

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

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

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

### **General Commercial:**

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

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

### **General Commercial:**

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

### **Government and Institutionals:**

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

## **Parks and Recreation:**

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

## **Water and Conservation Areas:**

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

## **Policy 1.3:**

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

## **Policy 1.4:**

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

## **Policy 1.45:**

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

## **Policy 1.56:**

The Village shall maintain current versions of the Existing and Future Land Use Maps through zoning changes, permitting activity and fieldwork (if necessary), and 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**



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

## Objective 2: Protection of single family residential areas.

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

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

## Policy 2.1:

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

**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	■	■	■	■	■	■	■	■	■

"Compatible land use" means any use of lands, buildings, and structures which is harmonious to the uses and activities being conducted on the adjoining lands and properties and which does not adversely affect or unreasonably impact the use or enjoyment of the adjoining land.

■ Land use designations compatible for adjacency

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.

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.



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

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

### Policy 3.1:

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

### Policy 3.2:

~~Maintain, and improve where appropriate,~~ Create or adjust zoning regulations which ~~permit to encourage~~ the concentration of ~~general commercial~~ mixed uses and parking in and around the ~~established general business~~ area located along Biscayne Boulevard between 94<sup>st</sup> 87th Street and 93rd Street.

### Policy 3.3:

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

### Policy 3.4

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

- ~~• The Village shall identify blighted areas and areas that are at risk to become blighted and shall designate these areas as Special Multi-Use Redevelopment Area.~~
- ~~• New development within the NE 2<sup>nd</sup> Avenue overlay area shall be consistent with the guidelines of the Future Land Use Element and the Future Land Use Map and consistent with the zoning districts appropriate to these designations:~~
  - ~~1. Development or the use of land, within the Special Multi-Use Redevelopment Area, that is not specifically permitted within the existing Future Land Use Map or zoning map designation will not be permitted absent appropriate amendment of said maps.~~

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

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

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

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

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

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

### **Policy 3.5:**

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

### **Policy 3.6:**

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

### **Policy 3.7:**

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

### **Policy 3.8:**

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

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

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

### **Policy 4.1:**

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

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

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

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

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

#### **Policy 5.1:**

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

#### **Policy 5.2:**

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

#### **Policy 5.3:**

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

#### **Policy 5.4:**

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

#### **Policy 5.5:**

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

**Policy 5.6:**

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

**Policy 5.7:**

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

**Policy 5.8:**

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

**Policy 5.9:**

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

**Policy 5.10:**

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

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

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

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

**Policy 6.1:**

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

**Policy 6.32:**

The Planning, Zoning and Resiliency Director shall ~~perform historic preservation monitoring activities~~ monitor development activities that could impact the preservation of local historic resources, referring all demolition and rehabilitation applications pertaining to Landmark properties to the Historic Preservation Review 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.

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

Discourage the proliferation of urban sprawl.

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

**Policy 8.1:**

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

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

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

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

**Policy 9.1:**

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

**Policy 9.2:**

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

**Policy 9.3:**

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

**Policy 9.4:**

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

**Objective 10: Innovative development regulations.**

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

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

#### **Policy 10.1:**

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

#### **Policy 10.2:**

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

#### **Policy 10.3:**

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

#### **Policy 10.4:**

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

#### **Policy 10.5:**

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



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

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

**Policy 11.1.**

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

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

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

- A. Boundaries indicated as approximately the centerline of streets, highways, or alleys shall be construed to follow such centerlines;
- B. Boundaries indicated as approximately following platted plot lines shall be construed as following such plot lines;
- C. Whenever any street, alley or other public way is vacated by official action of the Village Council, the future land use designation adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all regulations of the extended designation;
- D. Where the streets or alleys on the ground differ from the streets or alleys as shown on the future land use map, the streets or alleys on the ground shall control;
- E. Boundaries indicated as approximately following Village limits shall be construed as following Village limits;
- F. Boundaries indicated as following railroad lines shall be construed to be midway between the right-of-way lines;
- G. Boundaries indicated as following the centerline of all canals, streams or drainage ways shall be construed to follow such centerline and boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of a change in the shore line shall be constructed to move with the actual shore line; and
- H. Distances not specifically indicated on the future land use map shall be determined by the scale of the map.

**Objective 13: Flood Risk Reduction.**

~~Miami Shores~~ The Village will continue to promote the use of development and redevelopment principles, strategies and engineering solutions contained in the Florida Building Code~~;~~. The Village shall insure consistency and coordination with objectives and policies of the Coastal Management Element and with the Land Development Regulations Zoning Code and the Flood Damage Prevention Ordinance in order to:

- A. reduce the over-all flood risk resulting from or associated with high-tide events, storm surge, flash floods, storm water runoff and the impacts related to sea-level rise.

**Policy 13.1:**

The Village ~~will~~ shall comply with the requirements of Sec. 163.3178, FS in pre-disaster planning and post-disaster redevelopment activities in order to:

- A. reduce the flood risk in coastal areas resulting from high tide events, storm surge, flash floods, storm water runoff, and related impacts of sea level rise;
- B. reduce potential damage for properties located in FEMA flood zone designations;
- C. be consistent with the flood resistant construction requirements of the Florida Building Code and federal flood plain management regulations;
- D. if so designated, require construction seaward of the coastal construction line to be consistent with Chapter 161, F.S.;
- E. the Village participates in and supports the National Flood Insurance Program Rating System to reduce the chance of damage from flooding and to achieve flood insurance premium discounts for property owners in ~~Miami Shores~~ the Village, and the Village encourages other municipalities to join for the same benefits.

**Policy 13.2:**

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

\*\*\*

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975

## **APPENDIX A**

976

## **COMPREHENSIVE PLAN MAP SERIES**

977

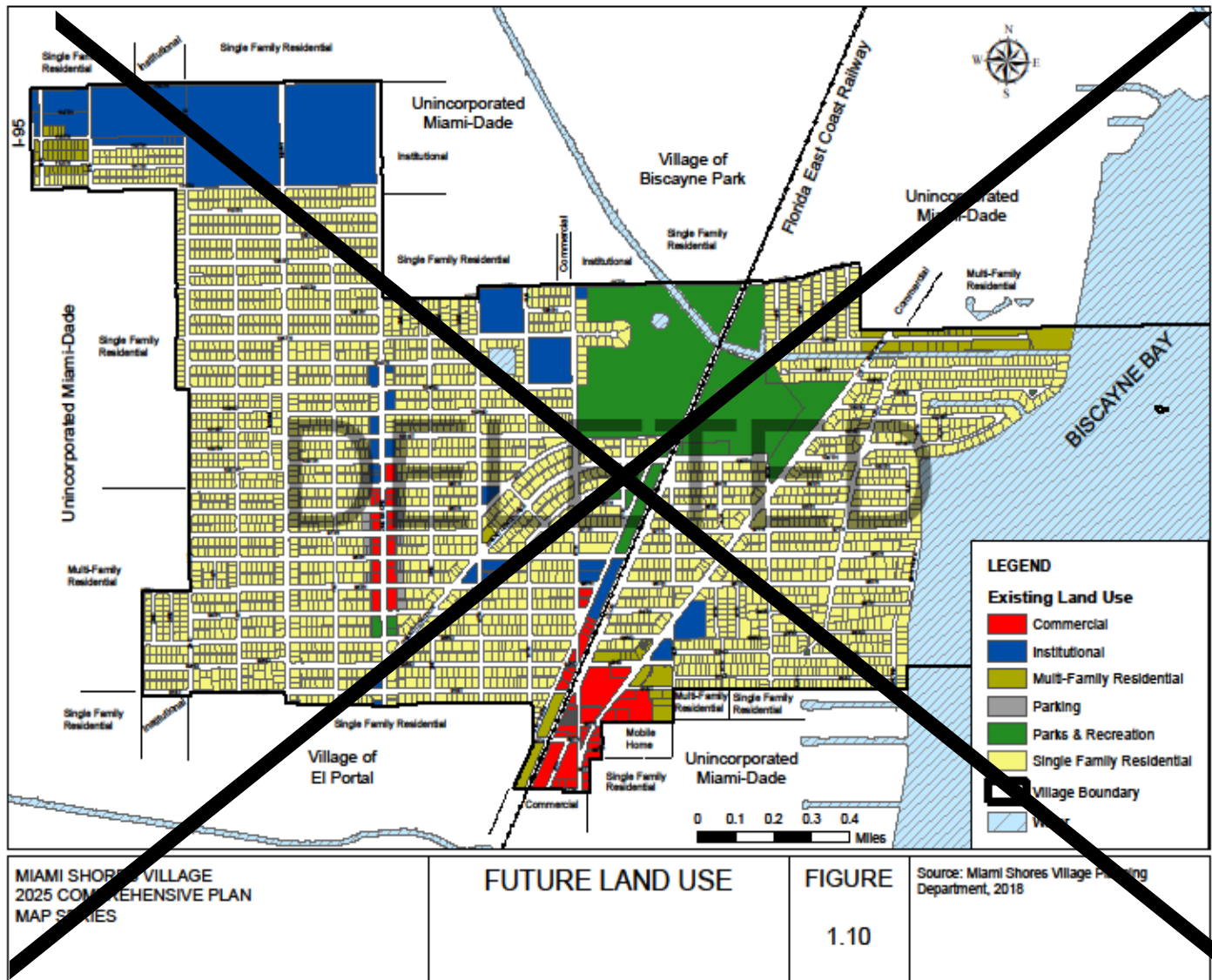
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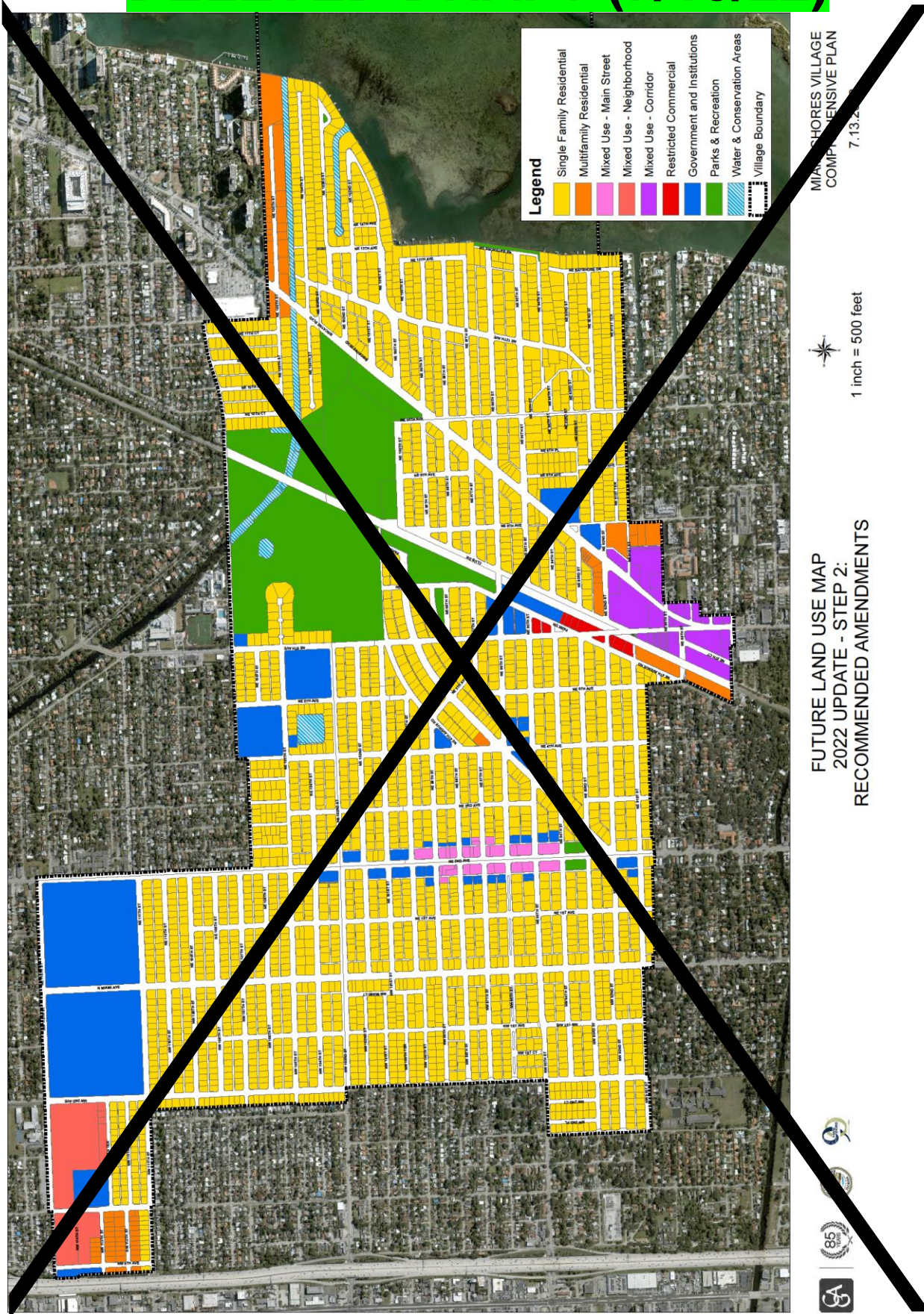


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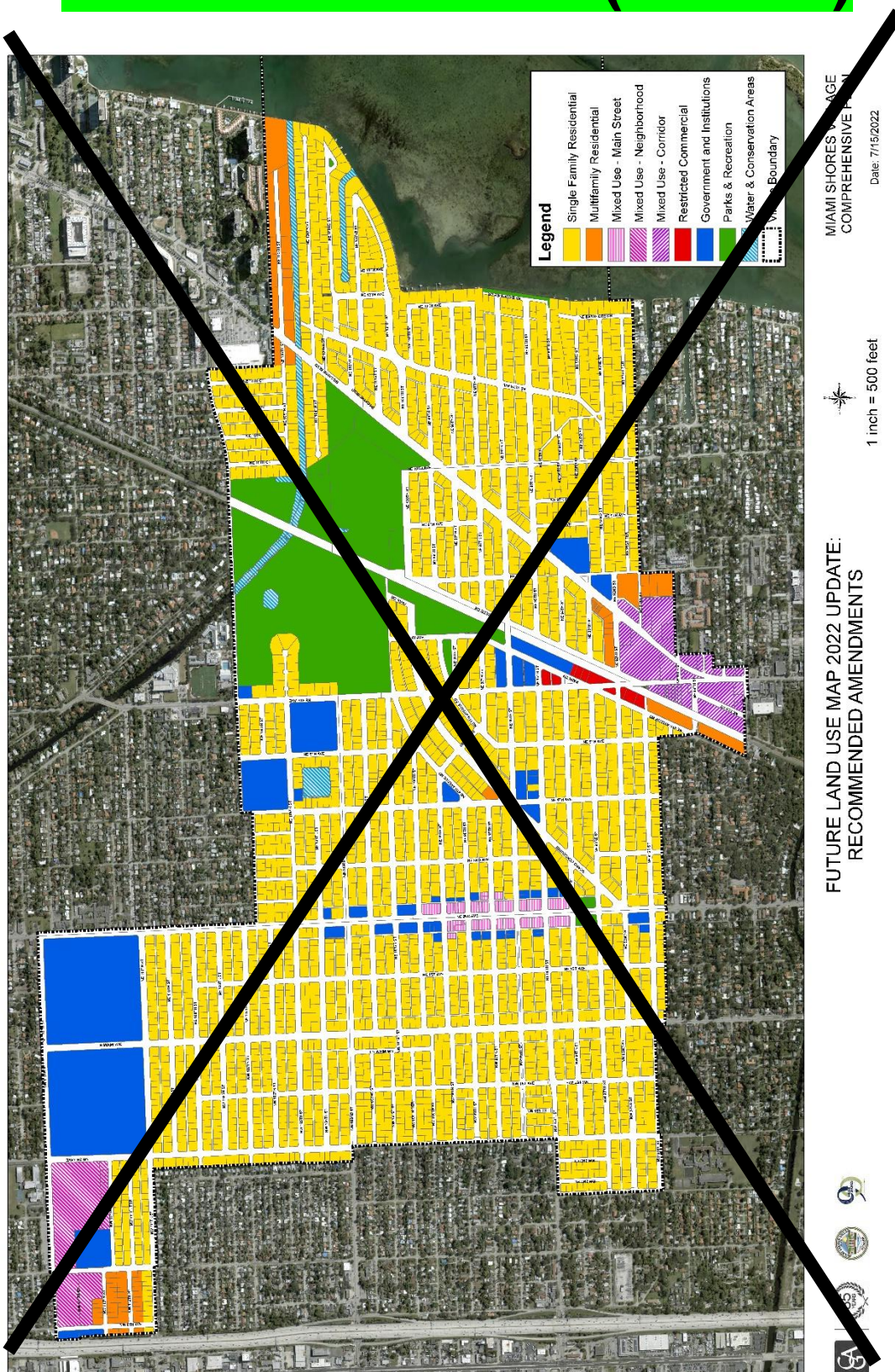
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DELETED DRAFT (7/13/22)

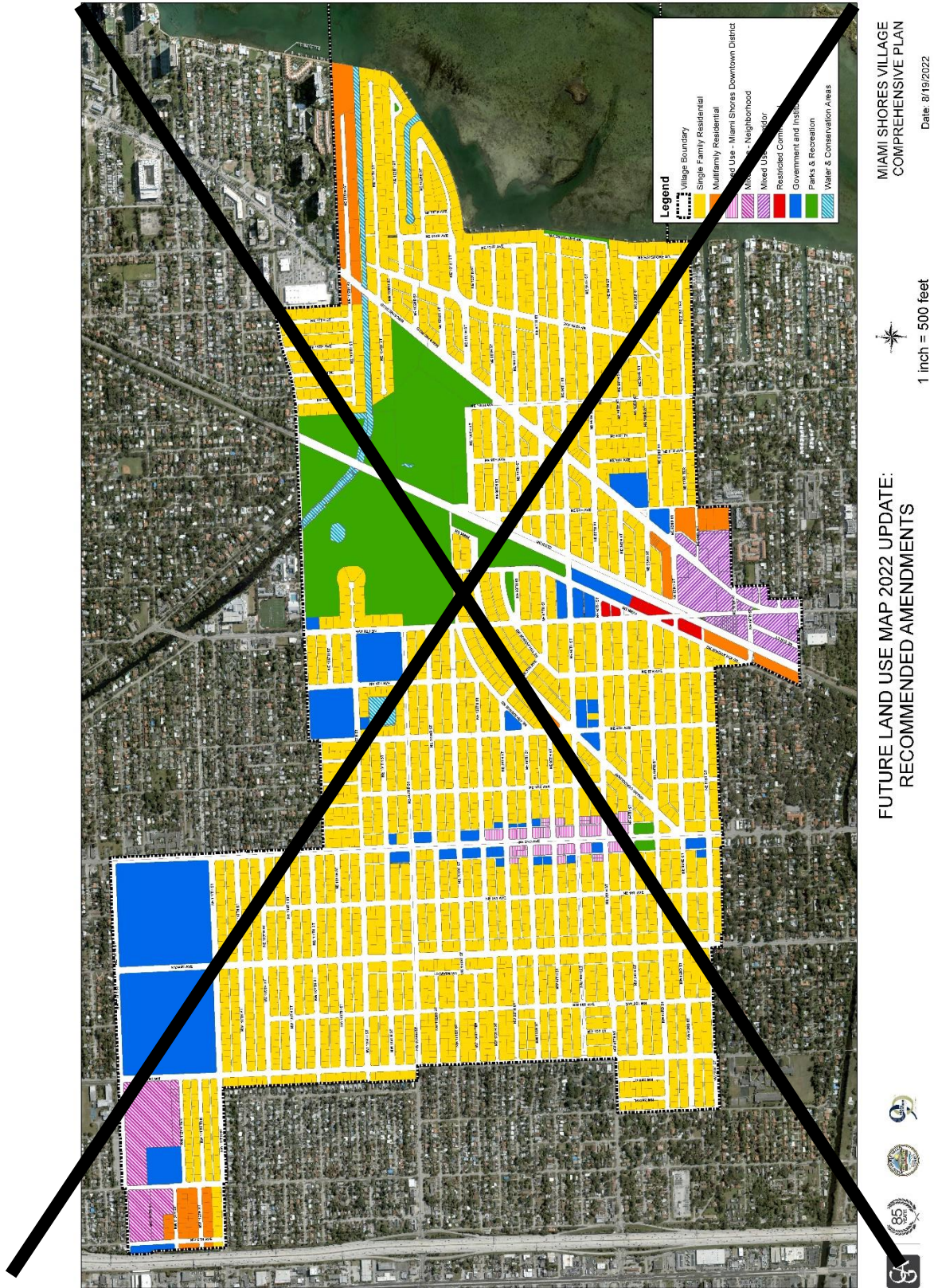




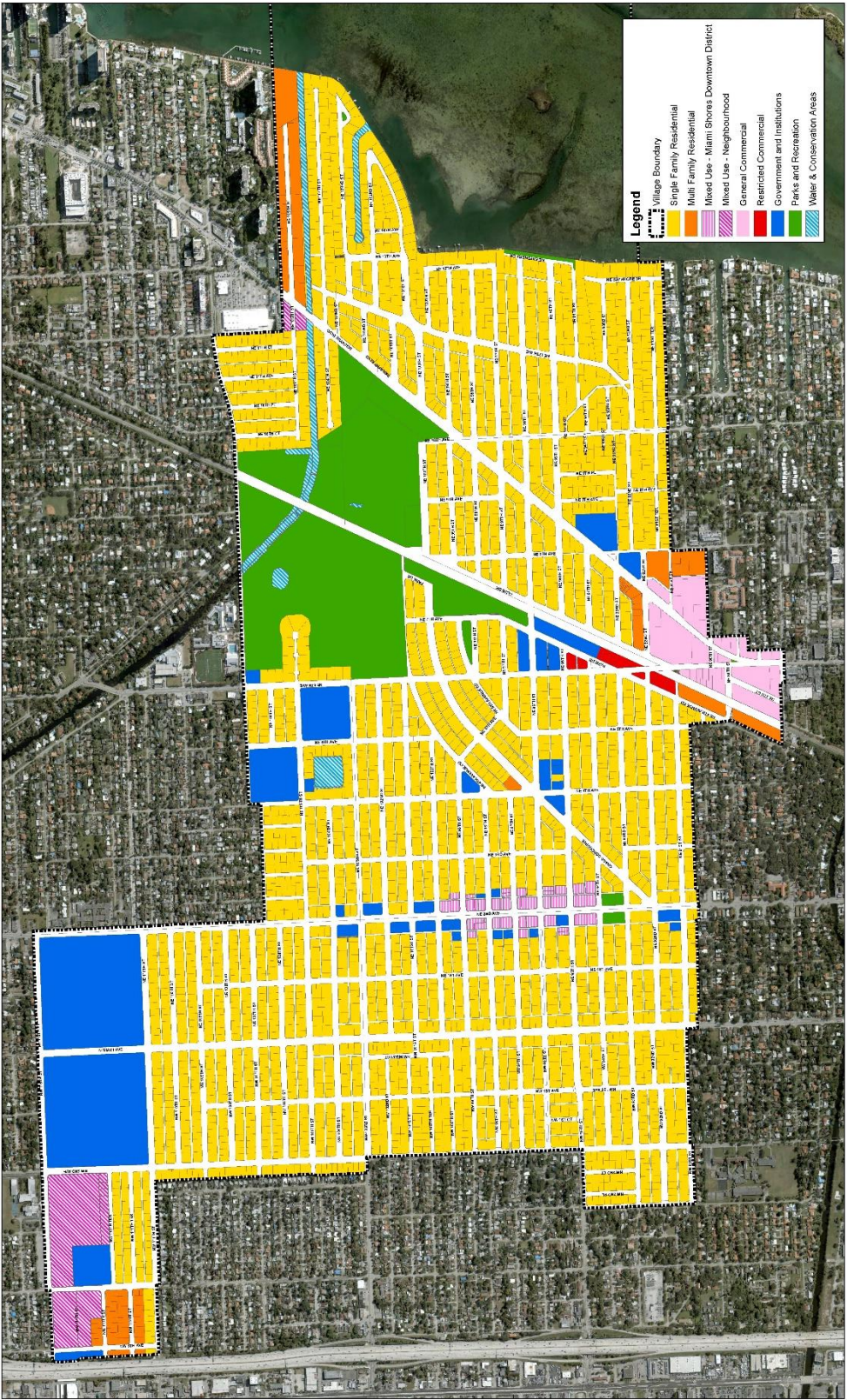




**DELETED DRAFT (10/07/22)**







MIAMI SHORES VILLAGE  
COMPREHENSIVE PLAN

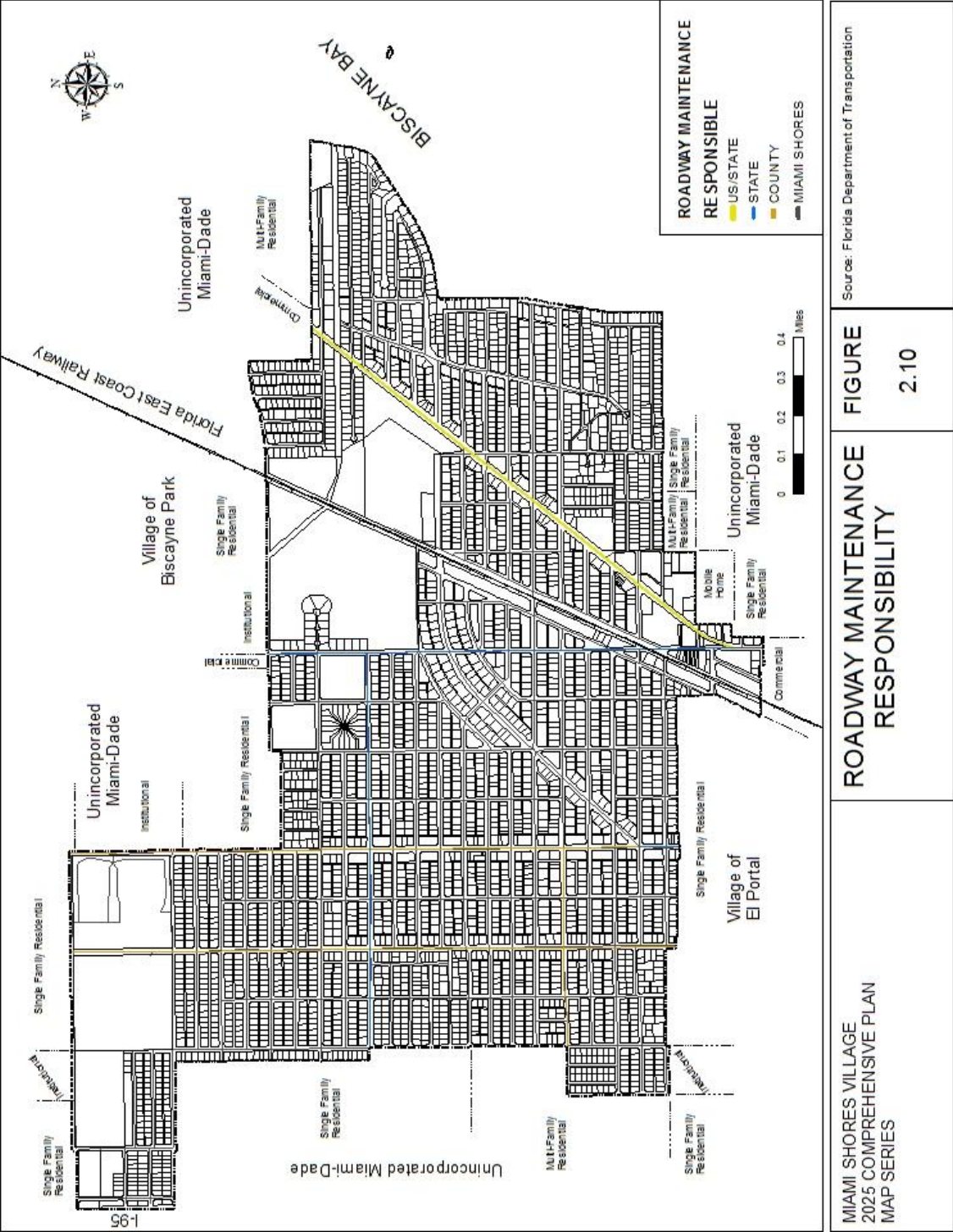
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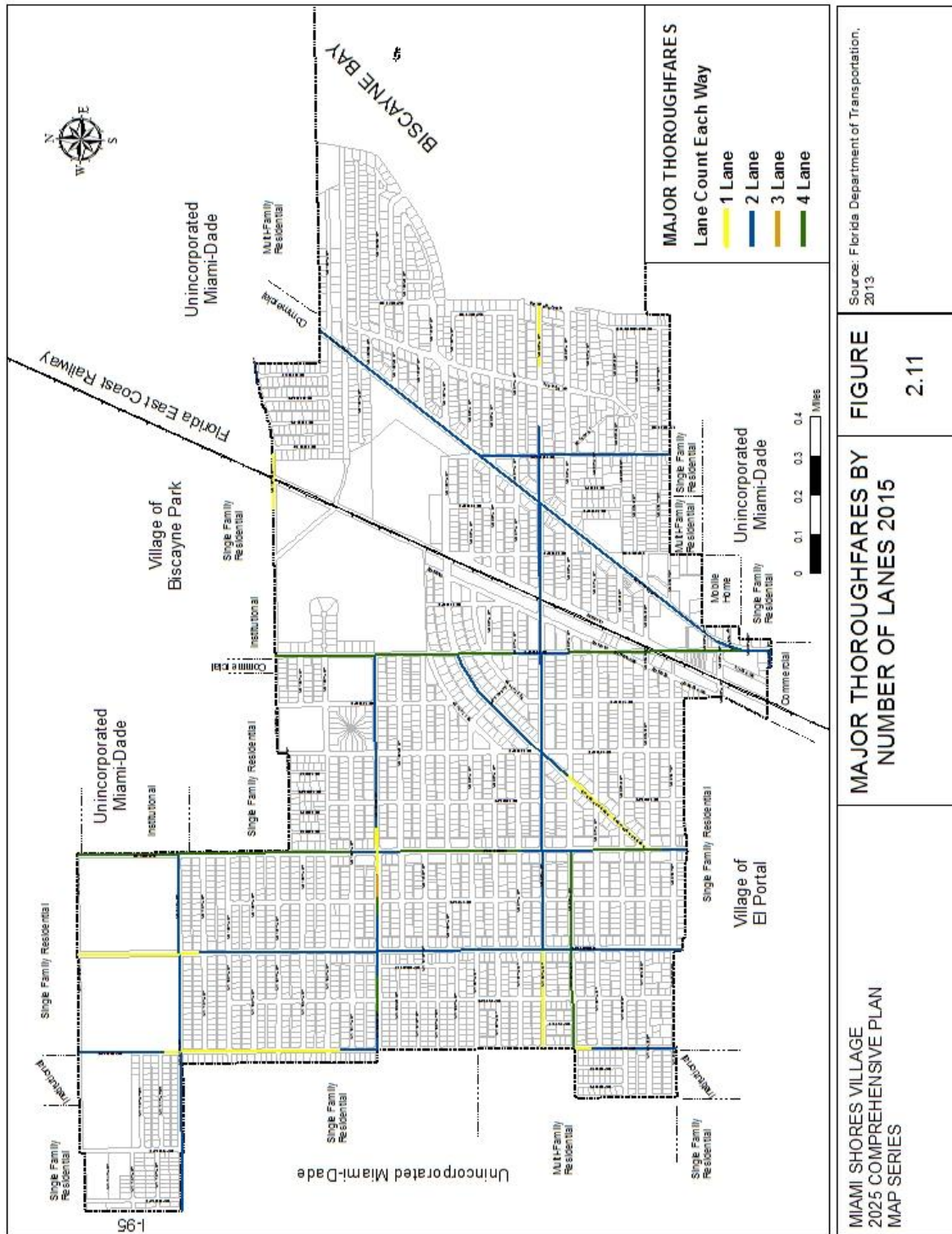
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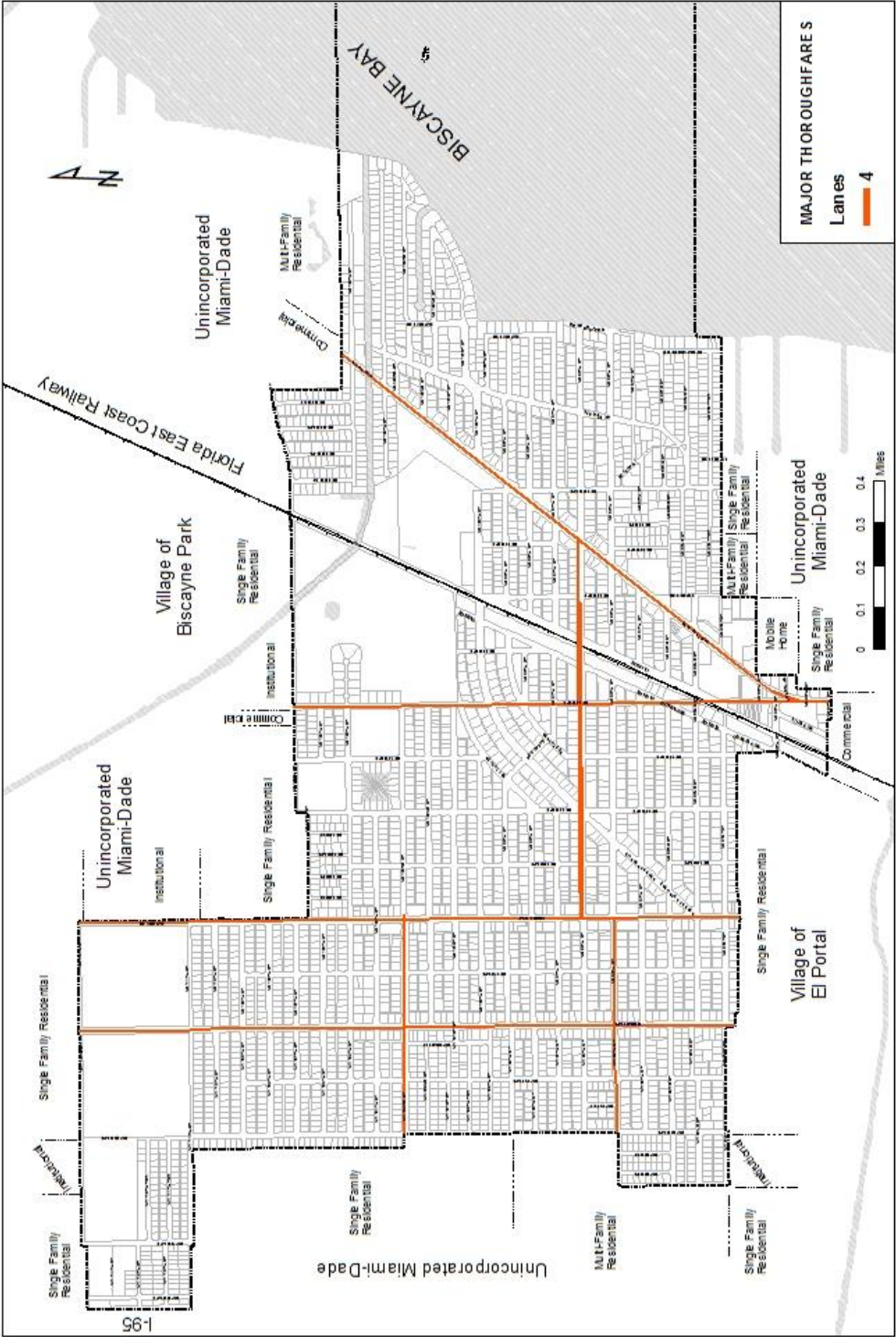
FUTURE LAND USE MAP 2022 UPDATE:  
RECOMMENDED AMENDMENTS











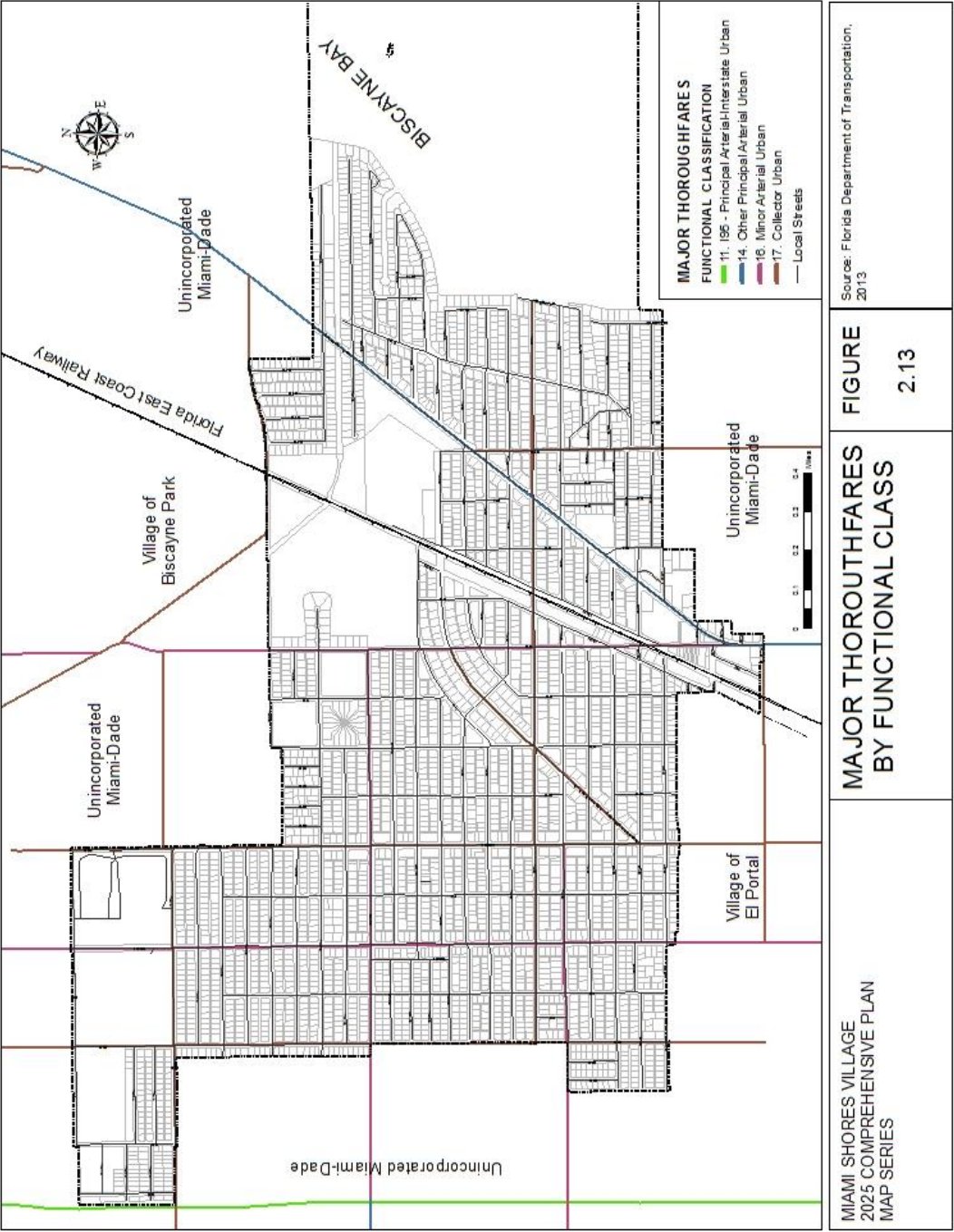
MIAMI SHORES VILLAGE  
2025 COMPREHENSIVE PLAN  
MAP SERIES

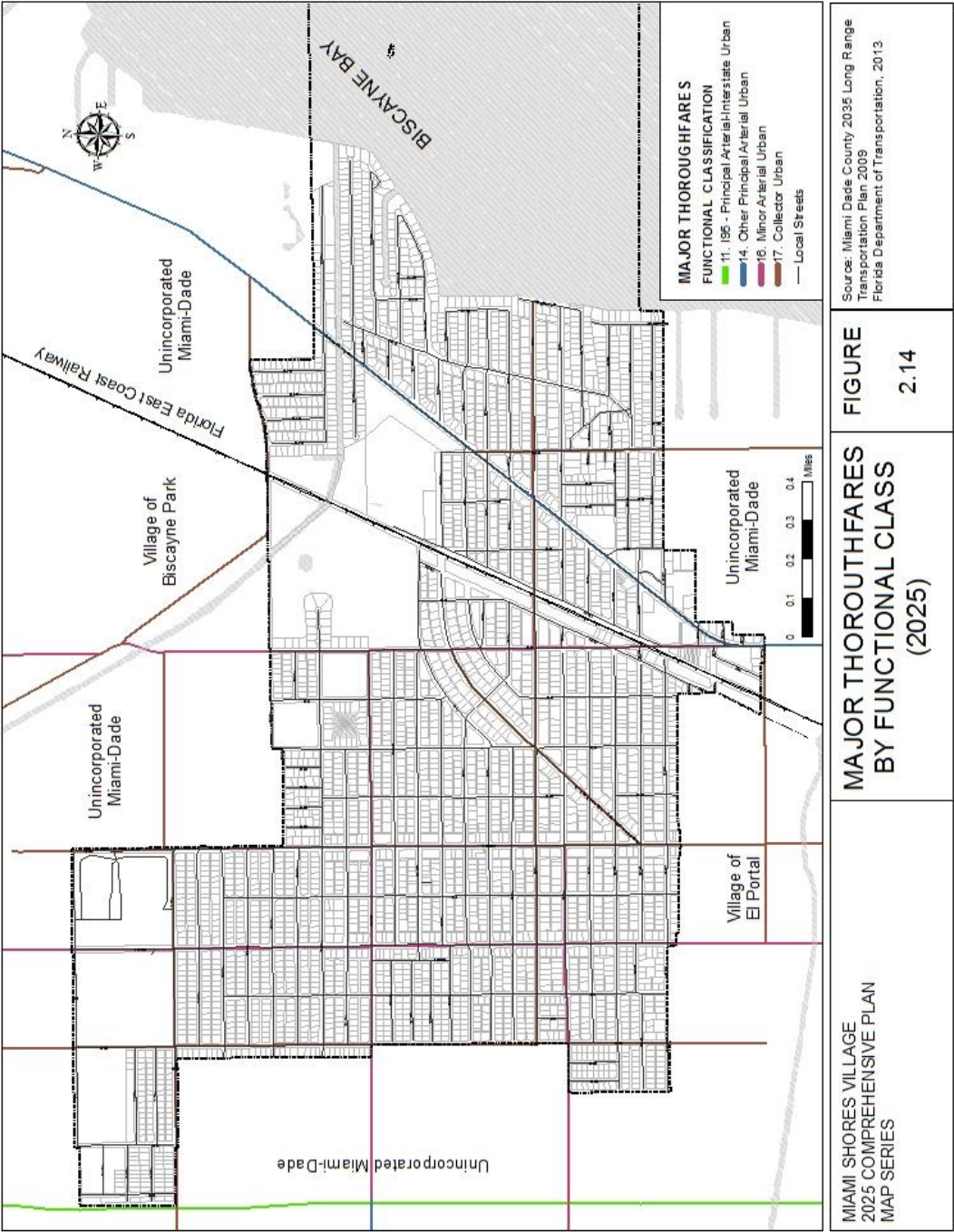
**MAJOR THOROUGHFARES BY  
NUMBER OF LANES (2030)**

**FIGURE 2.12**

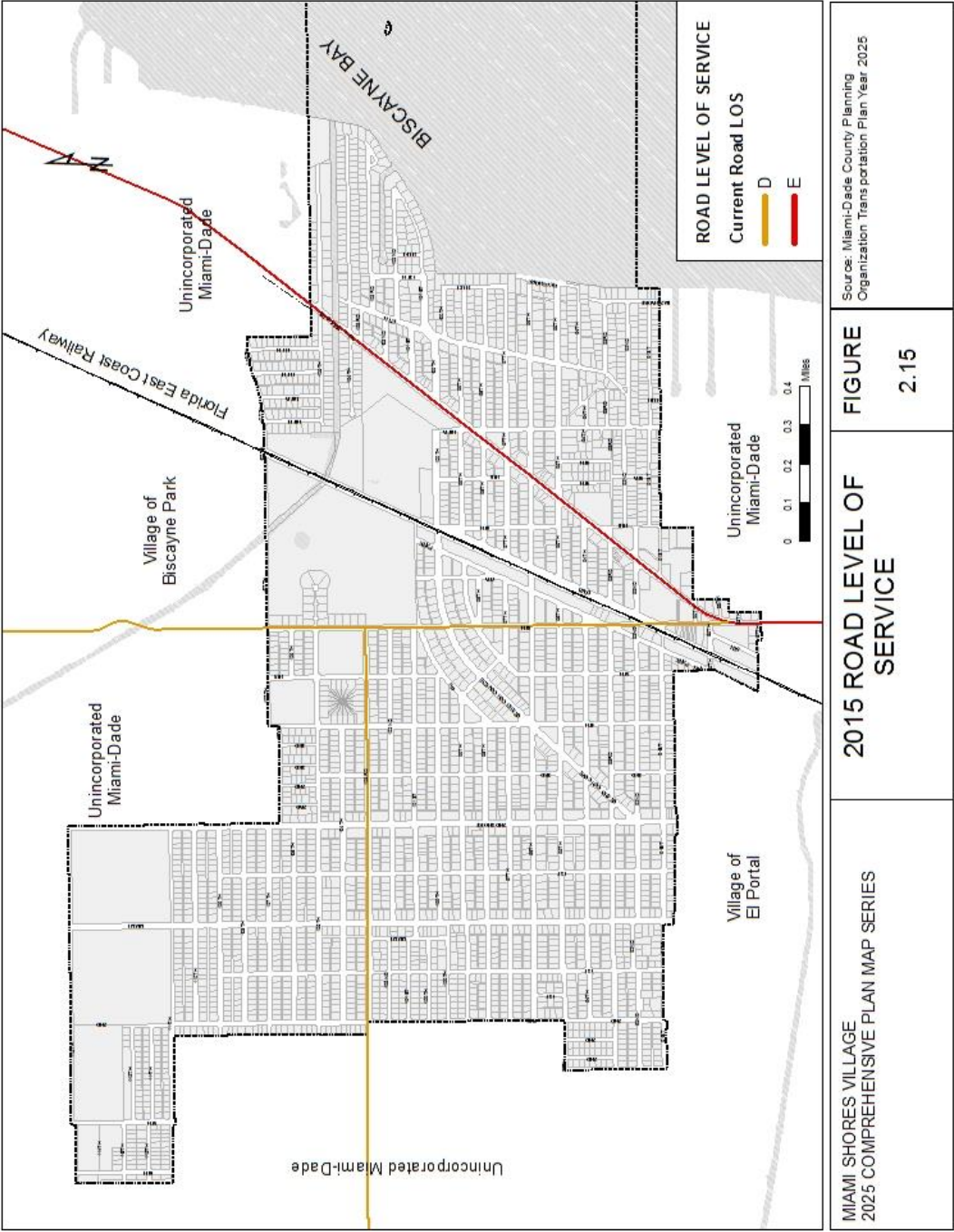
Sources: Miami-Dade Long Range  
Transportation Plan, 2006  
Miami-Dade Comprehensive Development  
Master Plan, 2013



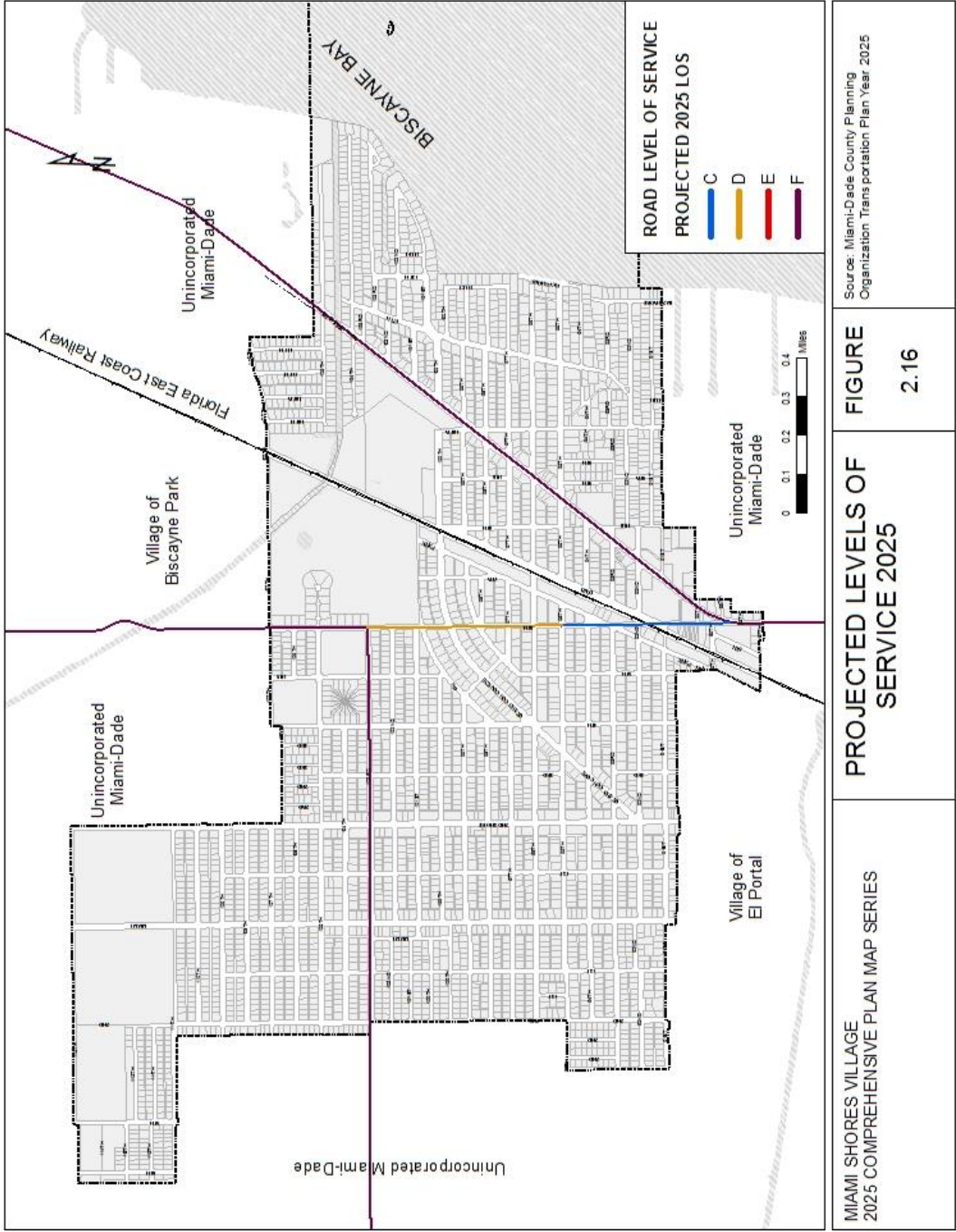




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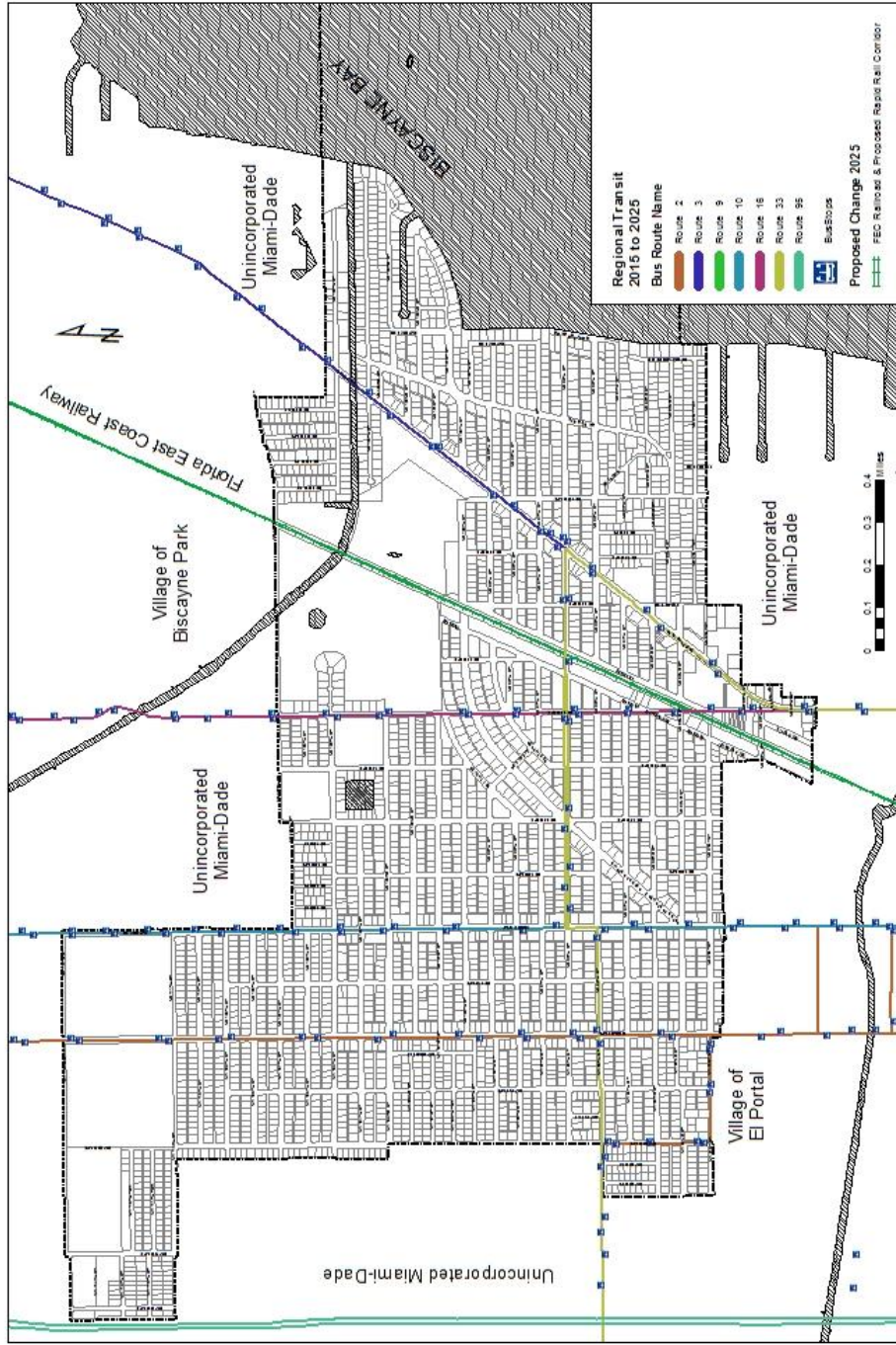








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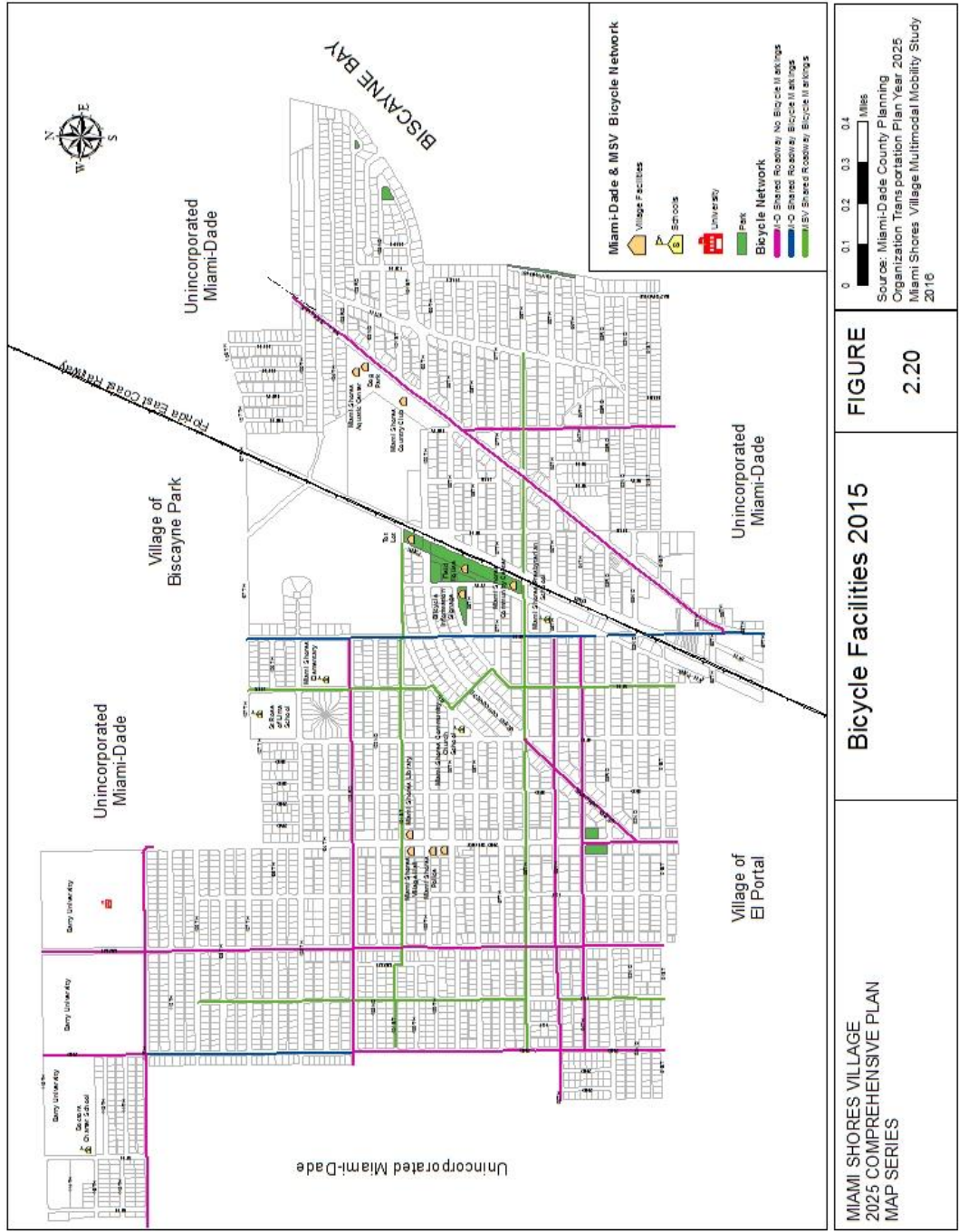


MIAMI SHORES VILLAGE  
2025 COMPREHENSIVE PLAN  
MAP SERIES

## REGIONAL TRANSIT FACILITIES 2015 - 2025

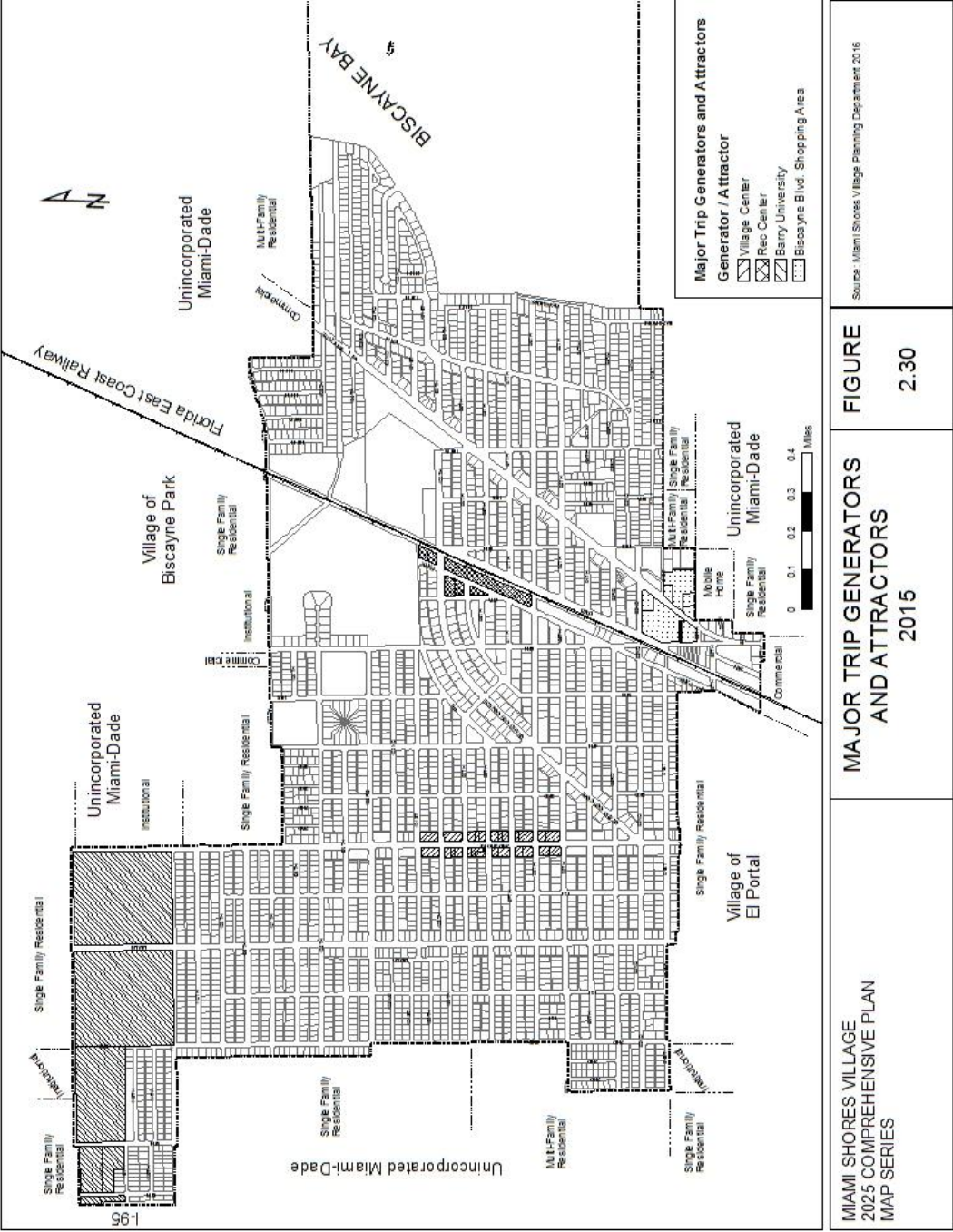
FIGURE  
2.17

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









MIAMI SHORES VILLAGE  
2025 COMPREHENSIVE PLAN  
MAP SERIES

MAJOR TRIP GENERATORS  
AND ATTRACTORS  
2025

FIGURE 2.31

Source: Miami Shores Village Planning Department, 2016

