

**RESOLUTION NO. 2016-29608**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF  
THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE 2016  
PLAN NOBE - NORTH BEACH MASTER PLAN.**

**WHEREAS**, the North Beach area, defined as that portion of the City of Miami Beach north of 63<sup>rd</sup> Street, excluding those portions on Allison and La Gorce islands, is in need of redevelopment and revitalization; and

**WHEREAS**, the City desires to enhance North Beach to enhance its appeal to residents, property owners, business owners, and visitors to the City of Miami Beach; and

**WHEREAS**, the City has actively engaged the North Beach community, including residents, property owners, and business owners, in a process of public input to determine the needs and desires of the North Beach area; and

**WHEREAS**, the Mayor's North Beach Master Plan Steering Committee, consisting of a diverse group of residents appointed by the Mayor to advise the City's planning consultant, Dover, Kohl and Partners, played an active role in determining the final vision for the Plan NoBe - North Beach Master Plan; and

**WHEREAS**, the public has indicated a desire to create a town center, preserve certain historic resources, improve traffic congestion and flow, activate public spaces, and move forward with responsible development of the City-owned West Lots; and

**WHEREAS**, the Mayor's North Beach Master Plan Steering Committee has recommended the City adopt the Plan NoBe - North Beach Master Plan as presented; and

**WHEREAS**, the City recognizes the role of the Plan NoBe - North Beach Master Plan as an integral part of the community's vision for North Beach moving into the future, but as subservient to other current or future key efforts of the City such as the Citywide Transportation Plan, Citywide Stormwater Management Master Plan, and the Southeast Florida Climate Compact; and

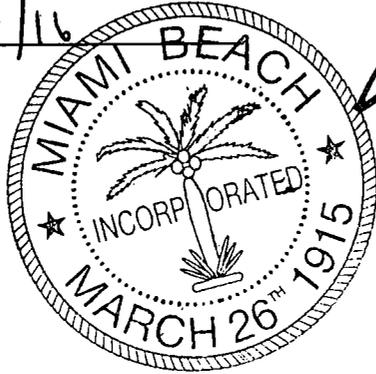
**WHEREAS**, the Plan NoBe - North Beach Master Plan presents a vision for the community that should be a consideration when planning and implementing projects, programs and new and modified regulations to be implemented by the City in North Beach.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission of the City of Miami Beach, Florida, hereby adopt the attached 2016 Plan NoBe - North Beach Master Plan and authorize the Administration to pursue and expedite the creation and implementation of the Plan's recommended projects, programs and policies.

PASSED AND ADOPTED this 19 day of October, 2016.

[Signature] 10/27/16  
Rafael E. Granado  
City Clerk

[Signature]  
Philip Levine  
Mayor



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

[Signature] 10/4/16  
City Attorney Date

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# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Jimmy L. Morales, City Manager  
DATE: October 19, 2016

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING THE 2016 PLAN NOBE - NORTH BEACH MASTER PLAN.

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### **RECOMMENDATION**

The Administration recommends the Mayor and Commission approve the 2016 Plan NoBe - North Beach Master Plan.

### **ANALYSIS**

#### **BACKGROUND**

In September 2015, at the recommendation of the Mayor's Blue Ribbon Panel on North Beach and after an appropriate Request for Qualifications had been issued, the City Commission entered into an agreement with Dover, Kohl and Partners, Inc. (DKP) to prepare a master plan for the North Beach district of the City. This area, defined as that portion of the City of Miami Beach lying North of 63rd Street (except for such portions of Allison and La Gorce Islands). The scope of work for the project included three distinct phases: Phase 1 - Review, Inventory & Assessment of Existing Conditions, Phase 2 - Create the Master Plan Area Vision, Phase 3 - Final Master Plan & Recommendations.

DKP and staff kicked off these efforts with a public meeting in November 2015. The purpose of the kickoff was to inform the public of the project and release dates for an upcoming design charrette and additional public meetings. This was followed in January 2016 by the Mayor's appointment of a seven-member North Beach Master Plan Steering Committee. The Steering Committee was given the task of advising DKP on issues of importance to the residents, business and property owners of North Beach and act as a regular voice for the area.

On January 30, 2016, the City hosted DPK, the City Commission, the Steering Committee, select members of the community, and several residents on a bus tour of North Beach. The purpose of the tour was to investigate areas of North Beach and discuss key issues. The tour included approximately 40 on-bus participants and it was live-streamed over the internet with the video then posted on the City's YouTube channel.

During the period of February 11 - 18, 2016, DPK and City staff hosted a week-long design charrette that included a hands-on design meeting for the public, and open workshop at the

Byron Carlyle Theater, an open house meeting at the Byron Carlyle, approximately 12 separate workshops on key issues ranging from transportation to housing to parks and recreational activities. The week ended with a "work in progress" meeting at which a very basic draft of key ideas was presented to the community. The week was a great success with over 1,000 participant visits including 220 people at the kick-off meeting, approximately 200 people visiting during the open house, and 120 people at the "work in progress" meeting.

During the entire length of the project, DPK continued to receive public input through a project website, [www.PlanNoBe.org](http://www.PlanNoBe.org), a North Beach Revitalization Facebook Page and through a dedicated email address, [NorthBeach@miamibeachfl.gov](mailto:NorthBeach@miamibeachfl.gov). The Steering Committee met 12 times during the project to discuss issues in detail with DPK and to receive limited public input. During the project DPK also continuously met with representatives of City departments on key issues to help formulate a final master plan document and recommendations.

The project's public component wrapped up with the unveiling of a Final Proposed North Beach Master Plan at a public meeting at the Byron Carlyle Theater on August 31, 2016. The final meeting was attended by approximately 300 members of the public and was recorded for viewing on MBTV and on demand viewing from the City's YouTube channel. The final step in the creation of the Proposed Plan NoBe - North Beach Master Plan was a recommendation that the Commission approve the Plan that made by unanimous vote of the Mayor's North Beach Master Plan Steering Committee on September 20, 2016 (note: Member Betsy Perez was absent for the recommendation vote)

## ANALYSIS

The Proposed Plan NoBe - North Beach Master Plan includes a number of recommendations centered around five key "big ideas".

1. Make a Town Center - the Plan proposes that the City continue its effort to create a town center on 71st Street between Collins Avenue and the Tatum Waterway from 69th Street to 72nd Street. Key recommendations include allowing up to 125 feet in height or change height measurement to stories to allow for modern ceiling heights and first floor space that can accommodate sea level rise, increasing FAR to 3.5 and combining the TC-1, TC-2 and TC-3 into a single "Town Center District" (TC).

2. Provide More Mobility Options - The Plan outlines a number of strategies to make North Beach more pedestrian-friendly and to better accommodate busses and trolleys instead of focusing on solely on automobiles. Recommendations also include additional crosswalks, bike infrastructure, shade trees and lighting. The majority of the recommendations and graphics contained in the Plan are consistent with the Citywide Transportation Master Plan. One major exception: the Plan continues to suggest two-waying of both Harding and Collins Avenue. It is made clear in the Plan that Citywide master plans such as the Transportation Master Plan supercede recommendations of the North Beach Master Plan.

3. Protect & Enhance Neighborhoods - To this end, the Plan proposes the creation of local historic districts to protect MiMo structures in the area and the creation of Neighborhood Conservation Districts to preserve the character and scale of those areas of two existing National Register Districts that would not be part of the proposed local historic districts. Additional recommendations regarding workforce and affordable housing and modifications to the area around the Normandy Fountain (including continued pursuit of a public plaza to

surround the Fountain) are also contained in this section.

4. Better Utilize Public Lands - a focus of this section includes future use of the West Lots located on the west side of Collins Avenue from 79th to (almost) 87th Streets. The section recommends a mix of civic uses, parking structures, and partnerships with the public sector for residential on several of the lots. Recommendations to improve the 72nd Street parking lot into public space and structured parking, and relocation of the Library with recommendations on potential public uses for this site in the future are found here as well.

5. Build to Last - the final "big idea" includes discussion and recommendation to insure North Beach is as resilient as possible particularly as it relates to sea level rise. This includes recommendations for higher streets, dune-as-wall concept, and insuring proper beach widths.

It is important to note that the Plan NoBe - North Beach Master Plan was created with significant public input and as such, it is not a technical document but is more of a vision document. The document was created as a compromise of methods to solve various issues raised during the public input process and is thus more of a consensus document than a technical manual outlining ways to improve the area. The most important of these compromises is the granting of additional development rights in the Town Center Area which the public was only accepting of if it was coupled with the creation of local historic districts. Additional development rights will enhance the potential for the creation of a vibrant, mixed use district on 71st Street and the creation of local historic district will maintain the character and unique MiMo architecture, but issues of sea level rise and resultant flooding may prove difficult for owners of those properties to mitigate.

While all sectors of the community did not have their individual vision of North Beach reflected in the proposed plan, the community's willingness to discuss the issues and compromise has created a vision that maximizes North Beach's potential while bringing the majority of the North Beach community together in support of its approval.

It is also important to note that the proposed Plan NoBe - North Beach Master Plan does not in and of itself set any regulation or make any action happen, it only sets a long term vision. In order for any of the recommendations contained in the Plan to happen, many individual policies and regulatory changes will need to be crafted for the regular approval process including review by boards, Commission committees and ultimately approval by the City Commission. This means the implementation of any of the Plan's recommendations will be fully vetted through a public process and implementation will take into full account conditions at the time of implementation and anticipated conditions from that point forward.

The Plan also does not include any prioritization of projects, programs or other regulatory modifications. The Commission will need to discuss priorities and identify what they would like to see move immediately, in the near future, and in the long term.

## **CONCLUSION**

The Administration recommends approval of the proposed 2016 Plan NoBe - North Beach Master Plan and consideration towards prioritization of implementation.

## **KEY INTENDED OUTCOMES SUPPORTED**

Revitalize Key Neighborhoods, Starting With North Beach And Ocean Drive

**FINANCIAL INFORMATION**

NA

**Legislative Tracking**

Tourism, Culture and Economic Development

**ATTACHMENTS:**

**Description**

- Resolution
- North Beach Master Plan Document Notice

The 2016 Plan NoBe – North Beach Master Plan document will be distributed to the Commission under separate cover.

A copy of the Plan may be reviewed in the City Clerk's Office or downloaded at [www.PlanNoBe.org](http://www.PlanNoBe.org)