

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING AMENDMENTS TO VOLUME 1: GOALS, OBJECTIVES AND POLICIES OF THE CITY OF NORTH MIAMI 2045 COMPREHENSIVE PLAN, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 163.3184(3), FLORIDA STATUTES (2024), AND CHAPTER 29, ARTICLE 3, DIVISION 11, SECTION 3-1102(A) & SECTIONS, 3-1105 THROUGH 3-1110 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES; SPECIFICALLY BY AMENDING THE FUTURE LAND USE ELEMENT TO CREATE A NEW NW 7TH AVENUE CULTURAL ARTS AND INNOVATION OVERLAY DISTRICT WITH RELATED GOALS, OBJECTIVES AND POLICIES, AND AMENDING THE FUTURE LAND USE MAP TO REFLECT THE BOUNDARY OF THE NEW OVERLAY DISTRICT; PROVIDING FOR AN ADOPTION HEARING AND SUBSEQUENT TRANSMITTAL OF THE PROPOSED AMENDMENTS AND SUPPORTING DATA AND ANALYSES TO THE STATE LAND PLANNING AGENCY FOR A DETERMINATION OF COMPLETENESS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on April 26, 2016, the Mayor and City Council of the City unanimously passed Ordinance No. 1399, adopting the 2015 Evaluation and Appraisal Review (“EAR”) based Amendments to Volume I; Goals, Objectives and Policies (“GOP”s) of the City Comprehensive Plan “(Comprehensive Plan)”, in accordance with requirements of Rule 73C-49, Florida Administrative Code, and s.163.3191, F.S.; and

WHEREAS, Article 3, Division 11, Sections 3-1102(A) and 3-1105 through Section 3-1111 of the City LDRs set forth procedures for text amendments and future land use map changes to the Comprehensive Plan initiated by either the City or one (1) or more owners of record for parcel(s) located within the jurisdictional boundary of the City; and

WHEREAS, Article 3, Division 3, Section 3-302 of the City LDRs establishes a uniform notice and procedure in order to ensure procedural due process and maintain citizen access to the local government decision-making process relating to the approval of amendments to the texts and maps of the Comprehensive Plan within the jurisdictional boundary of the City; and

WHEREAS, on September 12, 2023, via Resolution No. 2023-R-152, the Mayor and City Council of the City of North Miami, Florida, redesignated the C-1 zoned areas along NW 7th Avenue between NW 119th Street to NW 135th Street as the “NW 7th Avenue Cultural Arts and

Innovation District” (“NW 7th Avenue CAI”); and

WHEREAS, the NW 7th Avenue Planned Corridor District (“PCD”) is currently in effect on the east side of NW 7th Avenue extending from NW 141st Street to NW 119th Street which allows buildings up to two hundred (200) feet in height, and a maximum density of 125 du/acre; and

WHEREAS, to implement the redesignation, the City is desirous of creating the NW 7th Avenue CAI Overlay District “CAIOD” that encompasses both the east and west sides of the NW 7th Avenue between NW 119th Street and NW 135th Street, with a focus upon cultural arts, entertainment, technology and innovation; the development standards of the underlying zoning districts and the PCD shall govern except to the extent any provision of the CAIOD conflicts with the provisions these districts, and in such event, the provisions of the CAIOD shall control; and

WHEREAS, the City is desirous of amending its adopted 2045 Future Land Use Map (“FLUM”) to reflect the boundary of the newly created CAIOD; and

WHEREAS, City staff is requesting that, pursuant to the requirements of Article 3, Division 11, Section 3-1106 of the City LDRs, the Planning Commission reviews the proposed Amendments to the City Comprehensive Plan text and FLUM, the recommendation of City staff, testimony provided at the public hearing (if any), and issues a recommendation to the Mayor and the City Council to take the appropriate action and adopt the proposed Amendments by passage of the attached ordinance; and

WHEREAS, pursuant to Article 2, Division 2, Section 2-203 of the City LDRs, at least four (4) affirmative votes of the Planning Commission shall be required for a positive recommendation of any proposed amendment to the texts and FLUM of the City Comprehensive Plan; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on May 6, 2025, reviewed and discussed the proposed Amendments, City staff’s report, and heard testimony from the attending members of the public; and

WHEREAS, the Planning Commission found the proposed Amendments to the City Comprehensive Plan to be in compliance with state law and with applicable standards of the City LDRs, and therefore recommended that the Mayor and City Council take the appropriate action

and adopt the proposed Amendments by passage of the attached ordinance; and

WHEREAS, s. 163.3184(11), F.S., requires that the Amendments shall be adopted by the Mayor and City Council by Ordinance; and

WHEREAS, the Mayor and City Council, after a duly noticed initial hearing held on June 10, 2025, reviewed and discussed the proposed Amendments to the City Comprehensive Plan, and authorized their transmittal to DEO and other reviewing agencies, pursuant to state law; and

WHEREAS, in accordance with the requirements of s.163.3184 (3)(c), F. S., the City has one hundred eighty (180) days from the receipt of agency comments to hold the second public hearing on whether to adopt the proposed Amendment to the FLUM by Ordinance; and

WHEREAS, Policy 1.2.3 of the City Comprehensive Plan provides that the densities and intensities set forth in the FLUE of the City Comprehensive Plan cannot be changed without by concurrence of a supermajority vote of the Mayor and City Council; and

WHEREAS, pursuant to Article 3, Division 11, Section 3-1109(B) of the City LDRs, adoption of the proposed Amendments shall require concurrence of a supermajority of the City Council; and

WHEREAS, the Mayor and City Council, after a duly noticed adoption hearing held on December 9, 2025, found the adoption of the proposed Amendments to the City Comprehensive Plan to reflect the developmental vision and aspirations of the City, and further authorized their transmittal to DEO for a determination of completeness, in accordance with state law.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA THAT:

Section 1. Adoption. The Mayor and City Council of the City of North Miami, Florida, hereby approve and adopt the proposed Amendments to the City of North Miami Comprehensive Plan identified in Section 2 and as illustrated on the Future Land Use Map attached hereto.

Section 2. Amendments. Amendments to Volume 1: Goals, Objectives and Policies of the City of North Miami 2045 Comprehensive Plan, specifically the Future Land Use Element as

follows:

CITY OF NORTH MIAMI
VOLUME 1: GOALS, OBJECTIVES AND POLICIES OF THE CITY OF NORTH MIAMI
2045 COMPREHENSIVE PLAN

* * * * *
FUTURE LAND USE ELEMENT

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Policy 1.2.3

The following land use categories are established, with corresponding intensity standards.

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USE	MAXIMUM DENSITY	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT (FT.)
	* * * *		
<u>NW 7th Avenue Cultural Arts and Innovation Overlay District (CAIOD)</u>	<u>125 du/ac</u>	<u>80%</u>	<u>East Side: 200'</u> <u>West Side: 55'</u>
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NW 7TH AVENUE CULTURAL ARTS AND INNOVATION OVERLAY DISTRICT

Objective 1.25

To establish the NW 7th Avenue Cultural Arts and Innovation District as a nationally recognized hub of cultural expression, creative enterprise, and inclusive innovation by implementing a modernized, community-driven development framework that supports artistic excellence, economic opportunity, and architectural transformation.

Policy 1.25.1

To implement forward-thinking architectural standards that reflect the diverse cultural heritage of North Miami while promoting sustainable and innovative design principles.

- Develop and adopt updated streetscape and facade guidelines that prioritize creativity, energy efficiency, accessibility, and technological integration.
- Commission local artists and designers to contribute public art installations that reflect the cultural narratives and histories of the surrounding communities.
- Encourage mixed-use developments that blend cultural spaces (galleries, studios, performance venues) with innovative business incubators and co-working spaces.

Policy 1.25.2

To cultivate a vibrant, inclusive cultural and innovation ecosystem by actively involving local stakeholders and supporting creative entrepreneurship.

- Establish a Cultural Arts and Innovation Advisory Committee made up of artists, entrepreneurs, educators, and residents to guide implementation and community programming.
- Launch a grant and micro-loan program to support local startups, artists, and small cultural organizations seeking to operate within the district.
- Host quarterly community festivals, art walks, and innovation showcases to foster civic pride, attract tourism, and provide platforms for local talent.

Policy 1.25.3

The maximum allowable development within the CAIOD shall be as follows:

1. The permitted density and height: As allowed by the NW 7th Avenue Planned Corridor Development District (“PCD”) pursuant to a Conditional Use Permit.
2. Permitted uses within the underlying zoning district and those uses allowed within the Mixed-use Land Use District, subject to the minimum site area set forth in the City Land Development Regulations.

Policy 1.25.4

Development will be subject to the NW 7th Avenue Cultural Arts and Innovation design guidelines.

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Section 3. Transmittal. The Mayor and City Council of the City of North Miami, Florida, hereby authorize the appropriate City officials to submit the appropriate number of copies of this Ordinance and the City Comprehensive Plan, as amended herein, to the State of Florida Department of Economic Opportunity and to any other governmental agency having jurisdiction with regard to the approval of same in accordance with, and pursuant to Chapter 163, F.S., and to keep available copies of the amended Comprehensive Plan available for public review and examination at the North Miami Development Services Department.

Section 4. Repeal. All ordinances or parts of ordinances in conflict or inconsistent are repealed.

Section 5. Conflict. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 6. Severability. If any word, clause, phrase, sentence, paragraph or section of this Ordinance is held to be invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other word, clause, phrase, sentence, paragraph or section of this ordinance.

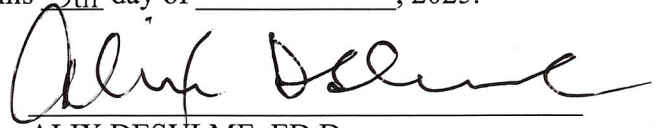
Section 7. Scrivener's Errors. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy with the City Clerk.

Section 8. Codification. The provisions of this Ordinance may become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

Section 9. Effective Date. This Ordinance shall not become effective until thirty-one (31) days after the State Land Planning Agency notifies the City that the plan amendment packet transmitted is complete.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, on first reading this 10th day of June, 2025.

PASSED AND ADOPTED by a 3 - 1 vote of the Mayor and City Council of the City of North Miami, Florida, on second reading this 9th day of December, 2025.



ALIX DESULME, ED.D.
MAYOR

ATTEST:



VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Estime-Irvin

Seconded by: Timothe

Vote:

Mayor Alix Desulme, Ed.D.	<u> </u>	(Yes)	<u> </u>	(No)	Absent
Vice-Mayor Kassandra Timothe, MPA	<u> X </u>	(Yes)	<u> </u>	(No)	
Councilman Kevin A. Burns	<u> </u>	(Yes)	<u> X </u>	(No)	
Councilwoman Mary Estimé-Irvin	<u> X </u>	(Yes)	<u> </u>	(No)	
Councilman Pierre Frantz Charles, M.Ed.	<u> X </u>	(Yes)	<u> </u>	(No)	

THIS ORDINANCE WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH
MIAMI CITY COUNCIL ON THIS 18th DAY OF DECEMBER, 2025.